

REQUEST FOR QUALIFICATIONS

Development Partnership with The City of Portsmouth
for the Federal McIntyre Property

June 12, 2017



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I. STATEMENT OF INTEREST



Redgate and The Kane Company are pleased to respond to the City of Portsmouth’s Request for Qualifications for a development partnership with the City of Portsmouth for reuse & redevelopment of the Thomas J. McIntyre Federal Property at 80 Daniel Street.

We believe that the McIntyre site is a unique development opportunity and are excited about the prospect of being involved with such a challenging and transformative project. In partnership with the City, we propose to transform the most strategic property in the heart of historic Portsmouth. As the most crucial link between Market Square, the Strawberry Banke Museum and Prescott Park, this site will inform and define future development in Portsmouth for years to come. This is an opportunity to forge an exciting future for historic Portsmouth. Implemented correctly, this will become one of the most celebrated developments in New England.

Redgate and The Kane Company have formed a joint venture to explore the Thomas J. McIntyre Building development opportunity together, building on complementary strengths in development of complex urban mixed-use real estate and capitalizing on The Kane Company’s extensive experience working in the Portsmouth area. We are open to exploring a variety of private/public partnership structures with the City insuring that the City’s goals are fully realized. Our team will bring creative thinking, long-standing industry relationships, broad mixed-use development experience and financial acumen to the City of Portsmouth. We are dedicated to achieving the City of Portsmouth’s goals of maximizing its value in the transaction and at the same time transforming underutilized areas within the Central Business District of the City of Portsmouth.

Ralph Cox, co-founder of Redgate, lives in Newburyport, Massachusetts and as a graduate of the University of New Hampshire and as the former director of Massport, Ralph has long standing professional ties to Portsmouth. Redgate, located in downtown Boston, works closely with the regions’ municipalities, state and public agencies, investors, real estate owners, tenants and businesses to deliver superior real estate investments and advisory services. The Kane Company has deep roots in Portsmouth. With offices in the City, we take tremendous pride in being an integral part of how Portsmouth has developed over the years and look forward to participating in its future development.

We understand what’s at stake for the City and are committed, if given the opportunity, to making this a success. The McIntyre block represents more than a development opportunity for us. It is a once in a lifetime moment when a public/private partnership can come together and cohesively link two vital areas of such a historic city and at the same time set a standard of development which showcases the 2025 MasterPlan vision for future generations. We look forward to working with the City of Portsmouth on this exciting project and welcome any questions.

II. PROJECT UNDERSTANDING



In addition to engaging in early strategic conversations with the City of Portsmouth, we believe that direct community and stakeholder engagement is an essential first step in the development process. We will work with our consultant team to develop vibrant mixed-use concepts, identifying the highest and best use of the McIntyre site while balancing the themes and goals of the 2025 Master Plan. Various studies will inform our process:

- Conduct market studies to identify a diverse set of uses that create a vibrant live/work/play environment. Acknowledging the economic significance of Portsmouth’s cultural economy, investigate ways to expand opportunities for the creative economy within and around the development.
- Evaluate the existing historic structure to identify the key aspects of the building that should be preserved to maintain authenticity in the urban core. Study the City’s character based zoning and Department of Interior guidelines for best practices. Research the availability of tax credits to offset premium costs associated with preservation and re-use. Identify any scenic corridors and views of the waterfront and historic structures.
- Study the site’s relationship to surrounding mobility networks, parks and open space and identify ways that the redevelopment can provide stronger connections through walking, biking and transit. Evaluate existing connections to Market Square, Strawberry Banke Museum, Prescott Park and Bow Street businesses and look for ways to create greater porosity through the site. Assess use-specific parking demand while balancing the City’s desire for parking initiatives such as shared parking and “park-once” practices.
- Recognizing the strong desire to enhance the City’s resiliency, Assess ways to expand the use of best practices in resilient design and low impact development. Investigate the viability of using sustainable best practices associated with the LEED rating system.



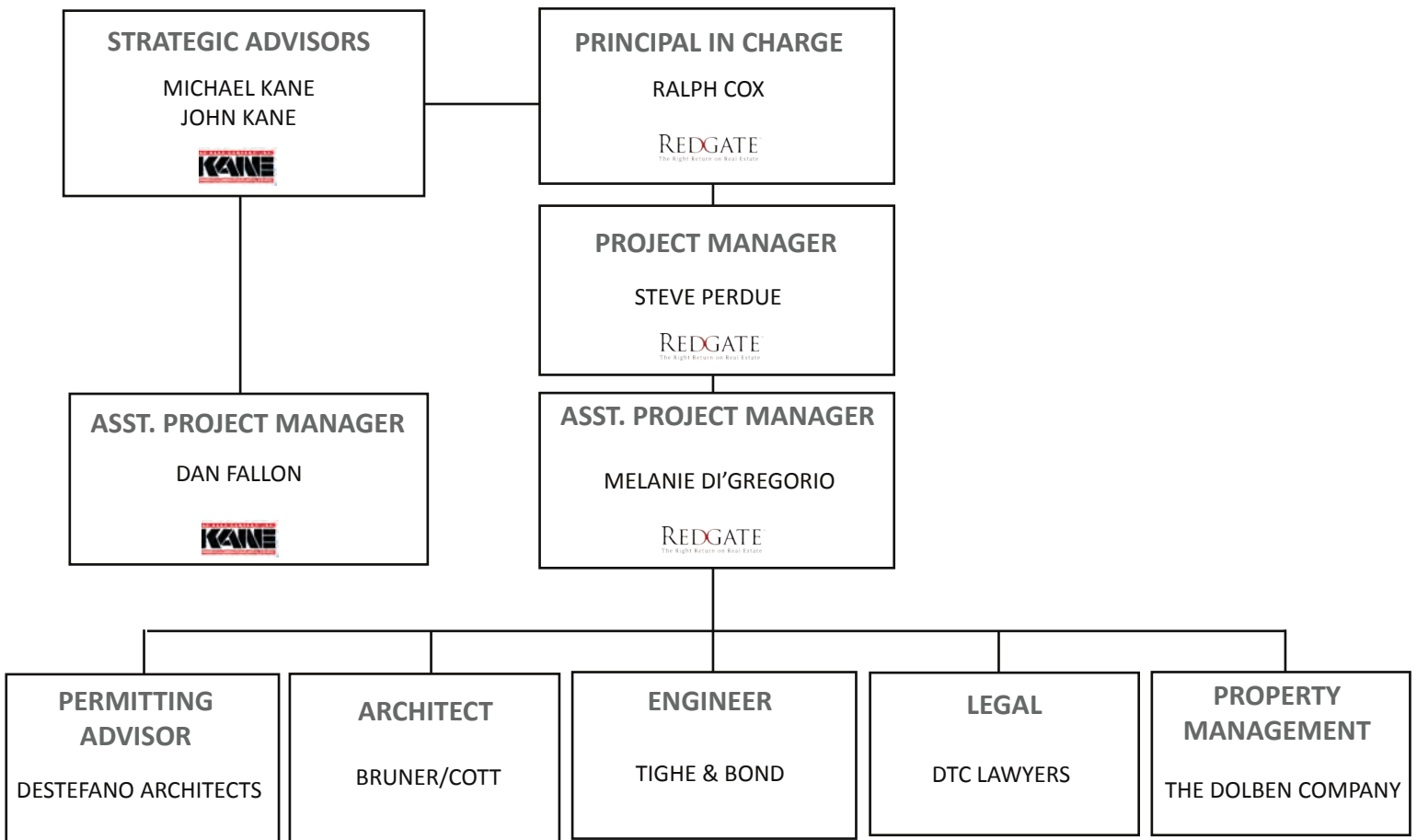
Once a viable concept emerges, we will work closely with the City to map out the path to entitlement and navigate the local, state and federal approvals process. We envision the redevelopment process taking approximately 3 years, including 6 months of approvals, 6 months of design and 24 months of construction.



III. PROPOSED PROJECT TEAM

Both Redgate and The Kane Company believe that we have assembled a team of organizations and individuals that have extensive experience in permitting and delivering innovative, mixed-use environments. Bruner/Cott Architects, a leading historic preservation and residential design firm in the U.S. will be the lead planner, designer and architect of record for the project. Given their extensive local experience in Portsmouth, DeStefano Architects will act as permitting advisor, facilitating public engagement and imbuing the team with important contextual insight. Tighe and Bond will be our Civil Engineer, leveraging a long standing working relationship with the City of Portsmouth to appropriately position the development within the City’s long term infrastructural goals. Donahue, Tucker and Ciandella is our transactional attorney who will advise the team on all entitlement and private/public partnership matters. Dolben Property Management will advise our team on operational considerations.

Our team is fundamentally collaborative: successfully engaging community stakeholders, public agencies, permitting and entitlements experts, design, construction, leasing and property management professionals to deliver superior results. Our collective portfolio of work reflects it.



REDGATE™

The Right Return on Real Estate

Redgate Real Estate Advisors, LLC “Redgate” is a strategic real estate development, project management, and advisory firm headquartered in Boston, MA that was founded in 2010. The firm’s eight principals have an average of over 25 years of experience in the real estate industry and have a longstanding successful track record of working together on some of the most complex real estate transactions and developments over the last 25 years. Redgate’s staff is comprised of twenty eight real estate professionals with a wide range of real estate development expertise as well as extensive knowledge in other associated areas including architecture, engineering, asset management, law, brokerage, construction, and LEED/sustainability consulting. With a business model reflecting the many aspects of the dynamic real estate world, our professionals live an owner and occupier mindset which uniquely benefits every client and development. Given the multi-faceted nature of the real estate industry, our multidisciplinary team often assists clients through multiple points of entry and provides the following services:

Development Management: Redgate manages development projects from conception to ribbon cutting—effectively acting as an extension of ownership—including due diligence, preconstruction, early collaboration, stakeholder negotiations, detailed budget and schedule review, identifying areas of potential risk, contract negotiations, managing buyout savings, and value engineering. We bring our experience through significant Principal leadership and involvement at every stage. We provide continuity as the team evolves and represent our clients’ perspectives on day-to-day issues.

Project Management: Redgate assists clients with lease negotiations, design and construction team selection, budgeting, scheduling, and occupancy management by providing smart and insightful project leadership on behalf of an owner resulting in successful project delivery.

Strategic Advisory: Redgate assists clients in developing a real estate strategy that complements their business plans or investment goals. We advise on acquisition, own versus lease analysis, disposition, and development strategy. We also provide financial and market analysis, due diligence, regulatory and permitting strategy, and identify and manage necessary technical analysis.

Planning & Permitting Strategy: We focus on supporting excellent urban planning with overlays of superior market, political, and construction knowledge to create phasing, finance, and implementation plans. We have master planned and entitled over 20 million square feet of some of the most challenging permitting and construction environments.



III. PROPOSED PROJECT TEAM - COMPANY PROFILES



The Kane Company is among the region’s largest real estate investment and development companies. The Kane Company is a leading owner, manager, and developer of class A and B real estate. Since the early 90's Kane has focused on building and acquiring commercial properties, with a portfolio of over 2million s/f of office, retail, hospitality and industrial properties in southern New Hampshire and northern Massachusetts and is one of the largest commercial landlords in Portsmouth. As part of Kane's current strategy, the company will focus on mixed-use redevelopment in Newburyport, MA, building medical office space as well as expanding its current office and industrial platform. Additionally, The Kane Company is in the process of acquiring and repurposing mall properties with Joint venture partners Burch Creative Capital and RD Capital.

As one of the leading landlord/developers in Portsmouth The Kane Company has extensive experience with the permitting process as well as the city staff. The Kane Company is proud of its track record and is committed to being an integral participant in the responsible growth of Portsmouth going forward.

Significant projects include the following:

Portsmouth Office Park/Commerce Way – The Kane Company made its initial investment in the Commerce Way properties in the early 1990’s and expanded the park to include additional office as well as a Hilton Homewood Suites. By 2014 The Kane Company had bought out its investors, put in Portsmouth Boulevard and executed a public/private agreement with the City of Portsmouth to make Commerce Way a city street with over \$1,600,000 in improvements.

The Kane Company has recently permitted a new 66,000 SF first class office building at 235 Commerce Way and construction is beginning in June.

372 Merrimac Street Newburyport MA – The Kane Company purchased this 150,000 SF property on the Merrimac River several years ago and is in the process of approving it for a renovation to first class office.





Bottomline Technologies Building – The Kane Company built this 100,000 SF first class office building for the expanding needs of Bottomline Technologies. Originally Bottomline occupied about 65% of the building today they occupy over 90% of the property.

Computer Associates / Prime Buchholz Building – The Kane Company originally constructed this 100,000 SF building at Pease Tradeport for the expanding needs of Aprisma Technologies. It has now become a multi tenant building whose major tenants include, Computer Associates, Prime Buchholz and Sun Life.

166, 164 and 162 Corporate Drive – The Kane Company originally constructed this 300,000 SF complex for Flextronics Corporation. The three properties are now occupied by Lonza Biologics, John Hancock and Teledyne Corporation.

Borthwick Avenue Medical Developments – The Kane Company began its medical office business with the construction of 155 Borthwick Avenue a 105,000 SF, state of the art, medical office facility. The Kane Company subsequently purchased nearly 50 acres on Borthwick Avenue and has recently received approvals for building a road and an additional 50,000 SF medical office building. Construction is expected to begin in August of 2017.

Bruner/Cott

architects and planners

At Bruner/Cott & Associates, we are dedicated to enhancing quality of life, economic vigor, and sense of community through thoughtful, sustainable design. We believe the most effective design solutions derive from a creative interpretation of place, culture, program, and responsibility to our planet. We see architecture as a site-specific art rather than an imposed style, thoughtfully considering each project within the context of its mission and its community.

As pioneers in adaptive reuse, we recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, adaptive reuse, historic preservation, or a large-scale planning project, we make buildings that communicate with their surroundings—each with its own identity, each in response to its own program, time, and place.

Based in Cambridge, Massachusetts, we serve cultural, educational, and commercial clients nationally. Our designers and practitioners, share a common design philosophy that is inclusive in its approach and collaborative in nature, where project success is supported by clear communication with our clients and function and form meet to create buildings that are beautiful, sustainably built, and integrated with their surroundings.

Our mission is to:

- Transform place by creating architecture of enduring value
- Achieve design excellence through collaboration, creativity, and critical thinking
- Craft thoughtful design solutions that fulfill our clients' aspirations
- Enhance the human experience while respecting the natural environment





Comprised of enthusiastic professionals with areas of varying interest and specialties, DeStefano Architects (D|A) is a recognized mainstay across the region. The belief that architecture is about an experience— is personal and all-inclusive— is a common theme throughout D|A projects. D|A collaborates with an array of consultants, craftspeople and trades people to bring a holistic approach to our projects. We thrive on challenges and provocation, and allow local history to guide our project approach.

DeStefano Architects has a successful history of providing services through the spectrum of project delivery models, including Design/Build, Design/Bid/Build and Construction Management/Guaranteed Maximum Price. We take an integrated approach with our project partners, and focus on serving the best interests of our client.

Located in the heart of downtown Portsmouth, DeStefano Architects will be a valuable partner. We take pride in the future development of our city. Our staff lives throughout the area and understands the value of bringing quality design solutions to our communities. Our network of consultants and established relationships with boards and building officials will enable us to navigate your project through the process.

Past projects include new construction and building additions, as well as comprehensive renovations, modernization, rehabilitation, and historic preservation work. Our continued involvement with local and state agencies has kept us current with the comprehensive regulatory requirements and building codes governing today's construction industry.

We believe in taking a whole building approach, designing your building as a single integrated system—a key strategy in sustainable design. The collaboration of architect and owner with engineers and contractors results in a building that ages well and is energy efficient, healthy, safe, affordable, and comfortable.



Tighe & Bond

Engineers | Environmental Specialists

In business for more than a century, Tighe & Bond is one of the most experienced, continuously operating engineering firms in the northeastern United States. Our employee owned firm has provided consulting services to a wide variety of municipal, government and private clients across the region.

Our full service firm has built a solid reputation upon the technical knowledge, experience and capabilities we bring to each project we undertake, as well as the service we provide. Seasoned project managers, supported by project directors and experienced engineers and scientists on each and every project assure continuity, accountability, and a high quality service.

Tighe & Bond is staffed by over 300 dedicated professionals, including professional engineers, environmental scientists, planners and hydrogeologists. Working in teams, our professional staff share diverse expertise to benefit our clients. We offer a full array of engineering and environmental consulting services, including:

- Building engineering – geotechnical, structural, mechanical, electrical, and plumbing
- Coastal and waterfront solutions
- Environmental consulting – site assessment and remediation, demolition and asbestos/hazardous materials, permitting and planning, health and safety, regulatory compliance, wetlands and ecological services, waste management
- GIS & asset management
- Site planning and design
- Transportation engineering – traffic, roadways, parking, bridges, infrastructure
- Water and wastewater engineering – drinking water, wastewater, stormwater





Donahue, Tucker & Ciandella is a full-service Law Firm offering you personalized representation, whether you are an individual, small business owner, large institutional manager or municipality. We can advise you on a wide range of issues, including general business and commercial law, land use and development matters, municipal law topics, real estate transactions and title issues, telecommunications, water, utility and internet law, employment and labor matters, family law and child custody, environmental regulation and permitting, brownfields development, State and Federal Court litigation, appeals to the New Hampshire Supreme Court and the First Circuit Court of Appeals, creditor bankruptcy representation, wills, trusts, estate planning and elder law and probate matters.

Our attorneys provide you with affordable, quality representation and personal attention to detail. Whether in our role as your general counsel or as special counsel for more limited issues, we strive to be your trusted counselor and advisor as well as your advocate throughout New Hampshire and New England.

DOLBEN

The Dolben Company, Inc. was founded in 1929 to fulfill the property and investment needs of a wide array of businesses. Since then, we've evolved into a respected industry leader known for developing and managing multifamily housing with integrity and an ongoing commitment to providing honest, personal and exceptional service. Today, we are a family-owned, fourth-generation company that is proud to maintain a long list of satisfied customers.

We attribute our legacy of success to the highly talented members of our team – friendly, loyal people who are experts in their field and truly care about providing the absolute best to our clients.

To our residents, this means we are committed to creating and maintaining communities that they are proud to call home. We will consistently provide prompt, professional service with attention to even the smallest detail.

To our investors and clients, this means we maintain an owners' perspective and manage properties as if they were our own. We understand the goals and objectives of each asset and combine seamless, finely-tuned management expertise and business acumen with innovative solutions and a personal approach.

IV. DEVELOPMENT & PROJECT MANAGEMENT EXPERIENCE

HISTORIC PRESERVATION AND REHABILITATION

The Watch Factory | Waltham, MA



HIGHLIGHTS

SIZE: 177,000 SF
COST: \$25M
COMPLETION: 2009

SERVICES RENDERED

Project Architect

In 1854, the Waltham Watch Company made history by introducing precision engineering into mass production at this mill complex in Waltham, MA. The building and site are now resourcefully reordered for new office, residential and commercial use. 19th century entrances are now large lobbies, one with a permanent exhibit of Watch Factory history. Narrow wings with high ceilings — already flooded with natural light for watchmakers — house modern offices with views of the courtyards and the Charles River. Outside, a series of protected outdoor spaces invite pedestrians to move through the office buildings and a large residential courtyard. A new restaurant and café mark the beginning of a historic walkway through Waltham along the Charles River.

MIXED-USE DEVELOPMENT

West of Chestnut | Residential/Mixed-Use Development - Quincy, MA



HIGHLIGHTS

SIZE: 193,600 SF
COST: \$57.2M
COMPLETION: September 2016

SERVICES RENDERED

Project Management
Development Management

Addressing the market need for urban, amenity-rich housing, West of Chestnut offers 169 residential units, amenities, ground level retail, and parking in the heart of downtown Quincy. The development consists of 2 new 6-story, mixed-use buildings. West of Chestnut provides over 9,000 square feet of residential amenity space, including “Life” and “Health” Suites, offering gaming activities, bar/dining area, media lounge, fitness center, and outdoor courtyard and fire pit. The project includes the development of “Chestnut Way,” which connects Hancock and Chestnut Streets and serve as a neighborhood public amenity.

URBAN PLANNING & DESIGN WITHIN HISTORIC DISTRICTS

L Street Power Plant | Adaptive Re-Use/Mixed-Use Development - South Boston, MA



HIGHLIGHTS

SIZE: 15-acre Master Plan
COST: confidential
COMPLETION: Anticipated Ground Breaking 2018

SERVICES RENDERED

Planning & Permitting Strategy
Strategic Advisory
Development Management

Redgate and Hilco Redevelopment Partners formed a joint venture to acquire the former Edison Power Plant located at 776 Summer Street in South Boston, MA. The property is comprised of 15 acres. The newly formed joint venture, led by Redgate, is master planning and permitting the project to create a new mixed-use community-based environment with a broad mix of adaptive re-use and new development with initial ground breaking planned for 2018. The proposed 2.1 million SF South Boston redevelopment will include: residential, office, hotel, retail, restaurant and other commercial uses.

COLLABORATION WITH FEDERAL, STATE & LOCAL AGENCIES

Massport | Strategic Planning for Real Estate Assets - Boston, MA



SERVICES RENDERED

Best Practices Identification
Project Design and Programming
RFP Development and Proposal Evaluation
Evaluation Process
Financial Analysis
Land Valuation
Contract Negotiations

Redgate assisted Massport in creating a long term vision and conceptual framework for asset maximization and management that will guide the redevelopment of Massport's commercial real estate properties through 2035. As part of this process, Redgate evaluated all of Massport's properties to identify strategic opportunities and alternatives for land use to simultaneously support their core businesses; align with their civic vision of promoting mixed-use, open space, and sustainability; stimulate economic development and job creation; and maximize land value. The planning involved close coordination with other Massport business lines, City initiatives, transportation plans, and other stakeholders to ensure development is in line with their needs, plans, and visions. Redgate made recommendations for highest and best use of each property, such as land acquisitions, property sales, redevelopments, relocations, and public/private partnerships. Our team then perform edfeasibility assessments, created conceptual plans for various areas, and prioritized projects.

PUBLIC/PRIVATE DEVELOPMENT PROJECTS

Pease Tradeport | Construction with Quasi-Government Authority - Portsmouth, NH



HIGHLIGHTS

SIZE: over 600,000 SF

SERVICES RENDERED

Construction

The Kane Company has constructed over 600,000 SF for a quasi-government authority, the Pease Tradeport in Portsmouth, NH. They have also worked on 30 New Hampshire Avenue to construct a building of 16,000 SF as an expansion of a 32,000 SF building that serves as a subsidiary of Ingersoll Rand. The Kane Company also worked with the City of Portsmouth to redevelop Commerce Way to become a city road through a betterment assessment process. The cost of the project exceeded \$1,600,000

V. FINANCIAL CAPABILITY

We have received funding commitments from three sources with whom we have a long-standing relationship:

Burch Creative Capital – A venture capital firm, led by Christopher Burch, with a fundamental belief that investing also includes creativity and innovation, driving the company’s acuity for creating, incubating, supporting and scaling disruptive brands and businesses. Burch Creative Capital’s brand portfolio includes the recent introductions of ED by Ellen DeGeneres, Cocoon9, Nihiwatu, Poppin and TRADEMARK to a list of established brands previously embraced by Christopher including the Faena Hotel + Universe, Jawbone, Next Jump, Powermat, Tory Burch and Voss Water. The company is currently supporting the development of several lifestyle and consumer products brands ranging from retail, apparel and home furnishings to the hospitality, organic foods, and technology industries.

RD Capital Partners, LLP – A global investor in private equity, real estate, early stage ventures and listed equity. Headquartered in London, RDCP manages both partners' capital as well as institutional capital, investing in a way that responsibly creates enduring value, superior returns and shared outcomes for their partners, investors, portfolio companies and their employees.

The Marshall Field family

A. Redgate - Resumes

Ralph. F. Cox - Principal



Ralph leads our strategic advisory offering developing real estate strategies for institutional and investor clients. He is a founding member of Redgate with 30 years of experience developing complex urban real estate projects with a specialty in managing the master planning, permitting and development process. Additionally, Ralph sits on the Redgate Investment Committee.

Experience

Johns Hopkins University | Baltimore, MD: Senior Advisor on a series of development projects and master planning efforts throughout the University system.

Boston Children's Hospital | Boston, MA: Development Advisor to Children's Hospital as it plans, evaluates, and entitles major new capital projects in the Longwood medical district.

University of Massachusetts Building Authority (UMBA) | Boston, MA: Senior Advisor on a series of acquisitions and master planning efforts for UMBA throughout the University system.

Massachusetts Port Authority | Boston, MA: Project Executive for the real estate component of the Massport Strategic Plan 2035. In this role, Ralph is developing portfolio-level recommendations to maximize its assets through strategic opportunities and supporting core lines of business. Through market analysis and a keen understanding of development economics and demand drivers, Ralph is assisting Massport to create a long-term vision and conceptual framework for its commercial real estate properties.

Quincy Center Downtown | Quincy, MA: Project Advisor for land control in downtown Quincy Center, meeting with key stakeholders and evaluating collaborative solutions to achieve the desired revitalization of the downtown.

Sagamore Development | Baltimore, MD: Senior Advisor to Sagamore Development in redeveloping a 300-acre former maritime industrial property. The site is being planned for 4 MSF of retail, housing and office space and 3 MSF for a corporate campus.

EF Education First | Cambridge, MA: Project Advisor throughout EF Education's procurement process, risk assessment, and bid negotiations for its 300,000 SF U.S. corporate headquarters.

NorthPoint | Cambridge, Boston, Somerville; MA: Senior Vice President for the 45-acre, 5 MSF, mixed-use, transit-oriented development project located at the junction of three densely populated cities, two state roadways, and three existing and planned subway routes. Ralph's responsibilities included managing the master-planning, community and government relations, permitting, and development strategy for this development, which was a joint venture with New England's largest railroad company.

Ralph. F. Cox - Principal

Relevant Prior Experience

Cargo Ventures LLC, Miami, FL — Partner and Chief Development Officer; responsible for investment strategy, site selection, master-planning and entitlement processes of acquiring and developing 3+ MSF of port related industrial properties throughout the U.S. Furthermore, Ralph managed corporate relationships with communities, railroad companies, port authorities, and terminal operators.

New England Development (NED), Boston, MA — Senior Vice President; responsible for managing a \$110M portfolio acquisition of historic seaport properties.

Spaulding & Slye / Colliers, Boston, MA — Senior Vice President

Massachusetts Port Authority, Boston, MA — Marine Port Director; responsible for overseeing both the marine and real estate divisions. In this capacity, Ralph developed and implemented the Port Optimization Plan, which significantly reorganized port operations to reduce costs and increase revenues in the cruise-ship, container, and real estate business groups. Furthermore, Ralph's responsibilities included managing a staff of thirty two people accountable for all port related functions including real estate acquisitions, leasing and marketing, capital investments, and container and cruise-ship terminal operations.

Commonwealth of Massachusetts Executive Office of Economic Affairs, Boston, MA — Director of the Massachusetts Office of Business Development; responsible for managing a staff of thirty people in three regional offices, assisting Massachusetts' companies to create or revise business plans, receive technical assistance to grow their company, and access financing resources including loans, grants, and tax incentives. In addition, Ralph served as a Board Member of the Massachusetts Industrial Finance Agency.

Packard Development, Newton, MA — Ralph expanded Beaver Builders, Inc.'s investment strategy by forming Packard Development. As Vice President of Development, he managed site acquisition, master planning, entitlements, leasing, and community and government relations.

Beaver Builders, Inc., Newton, MA— Vice President of Marketing and Business Development; responsible for all marketing and business development activities for this \$100M per year construction management company. Ralph was a member of the Executive Leadership team creating new business initiatives.

Education

University of New Hampshire | Bachelor of Arts, History

Professional & Civic Affiliations

Member: Board of Corporators Provident Bank, Plum Island Foundation

Former Board Member: American Association of Port Authorities, North Atlantic Port Authorities, Massachusetts Seaport Council and the Massachusetts Industrial Finance Agency

Inducted into Massachusetts Sports Hall of Fame, 2006

Inducted into University of New Hampshire Hall of Fame, 1984

U.S.A. Olympic Hockey Team Member, 1980

U.S.A. National World Cup Hockey Team Member, 1979



Steve manages the disciplined execution and delivery of our multifamily and mixed-use properties. With over 10 years of experience in architectural and real estate project management, Steve is a multidisciplinary talent, knowledgeable in all aspects of development, including due diligence, programming and design, construction and asset management. He has recently delivered over 800 well-crafted apartments in new urban neighborhoods with access to Boston and is actively overseeing the development of approximately 2,700 residential units on the east coast on behalf of private equity clients such as Rockpoint Group and CrossHarbor Capital Partners.

Experience

Clarendon Hills | Somerville, MA: Senior Project Manager for the redevelopment of 216 public housing units into 530 market-rate and mixed-income apartments on a 6-acre site owned by the Somerville Housing Authority. The project has become a new model for private public partnership for the replacement of outdated public housing.

Waterfront Square | Revere, MA: Senior Project Manager for the development, construction and delivery of a 298,000 SF, 305-unit mixed-use lifestyle residential building with 7,000 SF of restaurant space. The project is part of a larger 9 acre master development that includes residential, hotel and retail uses at the Wonderland subway station along the historic Revere Beach waterfront.

21, 23, and 25 Drydock | Boston, MA: Project Manager for the redevelopment of an 800,000 SF industrial building into a mixed-use office, creative and maker space in the Boston seaport, including entitlement and permitting, the design and construction of capital and tenant improvements, marketing and leasing, and asset management.

55 Wheeler Street | Cambridge, MA: Senior Project Manager for the transformation of 6 acres of existing commercial uses into the development of two contextually sensitive luxury residential buildings with approximately 530 units.

205 Revere Beach Parkway | Revere, MA: Senior Project Manager for the development, construction and delivery of a 188,000 SF, 195-unit, multifamily transit-oriented lifestyle development.

One North of Boston I & II | Chelsea, MA: Senior Project Manager for the development, construction and delivery of a two-phase 460,000 SF, 452-unit, multifamily transit-oriented lifestyle development that has become a catalyst for the City of Chelsea.

West of Chestnut | Quincy Center, MA: Senior Project Manager for a 220,700 SF, 169-unit, amenity-rich, luxury development with easy commuting access built in two phases. The development includes two 6-story buildings with one below-grade garage and 12,500 SF of retail space on the ground level.

Maxwell's Green Residences | Somerville, MA: Senior Project Manager for the development, construction and delivery of a 200,700 SF, 186-unit transit-oriented residential development offering vibrant neighborhood living with easy access to Cambridge and Boston.

Fraunhofer Center for Sustainable Energy Systems | Boston, MA: Project Manager for the renovation and fit-out of a 51,000 SF historical building in the Fort Point Channel area of Boston for a non-profit, clean-tech company. Steve led the design and construction teams through permitting and construction.

Brickell Heights Condominiums | Miami, FL: Strategic Advisor for the design and construction of a mixed-use, 50-Story, 1,38 MSF tower including 688 condominium units with structured parking, office and retail. Steve oversees the development team in a strategic advisory role on behalf of the equity partner.

Armani Casa | Sunny Isles, FL: Senior Project Manager for the design and construction of a high-rise, 600,000 SF tower, including 250 condominium units with structured parking. Steve oversees the development team in a strategic advisory role on behalf of the equity partner.

Doral View II | Miami, FL: Senior Project Manager for the design and construction of a garden-style multifamily residential development in 20 buildings across 30 acres. Steve oversees the development team in a strategic advisory role on behalf of the equity partner.

36 Park Apartments | Minneapolis, MN: Project Architect for an 11-story, 200-unit multifamily apartment building in Minneapolis, MN. Steve managed a fast-track schedule, scope and contractor procurement process and ran all estimating and value engineering processes.

T.D. Ameritrade Corporate Headquarters and Operations Center | Omaha, NE: Project Architect for a 14-story, 540,000 SF LEED Platinum corporate office building and interior fit-out. Responsible for all construction documentation, coordination of engineering teams and quality management processes.

Boston Cargo Terminal | Boston, MA: Project Manager for the entitlement of a 600,000 SF industrial development in the Boston seaport.

Relevant Prior Experience

Cargo Ventures, Boston, MA – Project Manager
Hellmuth Obata Kassabaum (HOK), St. Louis, MO – Project Architect

Education

Massachusetts Institute of Technology | Master of Architecture
Baylor University | Bachelor of Arts

Professional & Civic Affiliations

Urban Land Institute, Member
American Institute of Architects, Associate Member
LEED Green Associate (LEED GA)



Melanie joins Redgate after a working as a project architect with Add Inc/Stantec where she focused on planning, programming and design from pre-acquisition through contract administration for varying scales of mixed-use developments. Through her capacities as an architect she has developed an expertise in multi-family housing and has led design and coordination of over 2,000 rental, ownership and affordable units. Melanie works closely with clients, such as Boston Properties, Gerding Edlen, Crescent Heights, Bozzuto and Ahold. Melanie has experience with permitting projects through several submissions and approvals in the USA and Canada.

Experience

The Eddy | East Boston, MA: Team member for this 270,000 sf mixed-use apartment tower with one acre of public open space, including a 500 ft extension of Boston's Harborwalk. Conceived massing, elevations and plans for the Notice of Project Change and city approvals. Designed unit layouts and directed consultants through unit coordination and completion.

88 Ames Street | Cambridge, MA: Team member for this 250,000 sf mixed-use apartment tower with highly-constrained site conditions and existing infrastructure. Team leader for unit layouts, conceiving and developing a unit matrix with an average apartment size of 535 sf. Worked closely with Boston Properties and the Cambridge Redevelopment Authority to fulfill inclusionary housing requirements.

South Park on Whyte | Edmonton, Alberta: Team member for the master plan of this 1.4 Million sf mixed-use development for the Land Development Application submission and Edmonton City Council approval. Designed exterior facades to create pedestrian-friendly storefronts and dynamic podiums, while maintaining efficient, stacked programming of parking, retail and residences for a cost-effective, stick-built design.

Allston Yards | Allston, MA: Team member for the master plan of this 1.9 Million sf development with a ½ acre community green, three residential towers, a 300,000 sf office building and 1,300 parking spaces to create a walkable, transit-oriented neighborhood. Collaborated closely with Stop and Shop for brand strategy of their flagship urban grocery store as an anchor to the development. Researched parcel zoning requirements and prepared documents for the Project Notification Form.

Education

Middlebury College | Bachelor of Arts, Architecture

B. The Kane Company - Resumes



Michael Kane – President & CEO

Michael Kane is the President and CEO of The Kane Company, Portsmouth NH. Michael is responsible for the overall strategic direction and profitability of The Kane Company, including Brokerage, Development, and Property Management Divisions. His focus, however, is on the growth of the Development and redevelopment sectors of the company.

During his career, Michael has spearheaded the acquisitions and approvals of the company's portfolio. Michael has been involved in the Portsmouth community throughout his career serving as the Chairman of the Portsmouth Chamber of Commerce as well as a Trustee for the Portsmouth Music Hall. Michael is a graduate of the University of New Hampshire.



John Kane - Managing Partner

John Kane is a managing partner of The Kane Company, Portsmouth NH and equity investor with Burch Creative Capital, New York.

To date, John has led investments in the Merson redevelopment project in Newburyport, MA, the acquisition of land for office park development, third party commercial real estate investments, as well as capital funding for various developments and investment properties.

Along with his brother Michael, they together co-manage 2 million SF of commercial properties. In addition, John serves on the board of Burch Creative Capital and has served on Powermat technologies board. Portfolio Investments and advisory include:

- ED by Ellen DeGeneres (<http://www.ellentv.com/page/2015/09/22/ed-by-ellen/>)
- Blink Health (<https://www.blinkhealth.com/>)
- Poppin (<http://www.poppin.com/>)
- Ostendo (<http://ostendo.com/>)
- Nihiwatu resorts (<http://www.nihiwatu.com/>).



Daniel J. Fallon – Assistant Project Manager

Mr. Fallon joined The Kane Company in January of 2012 as the Chief Operating Officer overseeing the operations of both the property management and the brokerage groups. Prior to joining The Kane Company he oversaw a portfolio of 3.3 million square feet of commercial real estate for a national investment group. He has extensive experience in financial modeling, budgeting, reporting, ground up commercial construction and commercial real estate brokerage.

Mr. Fallon has FEMA certifications in Incident Command Systems, National Incident Management Systems, Continuity Plans for Pandemics and Preparing for Mass Casualty Events. He has also developed and written a detailed property management manual that establishes a standardized framework to allow for consistent management in distinct geographic markets.

C. Bruner/Cott Architects - Resumes



Lawrence Cheng, AIA, LEED

Principal

Lawrence Cheng joined Bruner/Cott in 1999, after managing his own firm for 6 years. He has considerable experience in the design of complex urban projects for institutional and commercial clients. His contributions include project management and design, detailing, overall supervision of project team activities, and the design of high performance building envelopes. Through his civic engagements, Lawrence participated in the urban design of Boston's Central Artery and directed three Community Master Plans for Boston's Chinatown. Lawrence is an Adjunct Lecturer at the Massachusetts College of Art and Design, a former Loeb Fellow in Advanced Environmental Studies at the Harvard Design School, and is a LEED Accredited Professional.

Select Relevant Experience

Commercial/Residential/Mixed-Use

25 Channel Center (lofts), Fort Point Channel Development, Boston, MA

35 Channel Center (lofts); 10-30 Channel Center (offices), Boston, MA

45 Province Street, Boston, MA

368 Congress Street Study, Boston, MA

Boott Cotton Mills, Lowell, MA

Chinatown Community Education Center, Boston, MA

Greenway Place, 199 State Street, Boston, MA

Landmark Center Annex, Boston, MA

L Street Powerstation Renovation + Reuse, Boston, MA

Lindemann Center Reuse Study, Boston, MA

Penmark Condominiums, Boston, MA

Russia Wharf Study, Boston, MA

The Viridian, 1282 Boylston Street, Boston, MA

The Watch Factory (commercial + residential complex), Waltham, MA

Higher Education/Student Life

Boston University, Center for Student Services, Boston, MA

Boston University, School of Law, Boston, MA

Harvard University, Blackstone Office Renovation, Cambridge, MA

Harvard University, Gund Hall Renovation, Cambridge, MA

Harvard University, Richard A. & Susan F. Smith Campus Center, Cambridge, MA**

Lesley University, One Wendell Street Residence Halls, Cambridge, MA

MIT, Sloan School of Management*, Cambridge, MA

Phillips Academy, Dining Commons Study, Andover, MA

* in association with Moore Ruble Yudell

** in association with Hopkins Architects

Education

Massachusetts Institute of Technology,

-Master of Architecture

-Bachelor of Science in Arts & Design

International Laboratory of Architecture & Urban Design, Urbino, Italy

Professional Affiliations

Boston Society of Architects

LEED accredited professional

Urban Land Institute (ULI)

Awards

Harvard GSD, LOEB Fellowship in Advanced Environmental Studies

Teaching Experience

Massachusetts College of Art

Massachusetts Institute of Technology

Wentworth Institute of Technology

Harvard University, GSD

Rhode Island School of Design

Community Services

The Chinatown Coalition, Member

Boston Society of Architects, former Commissioner of Social Impact

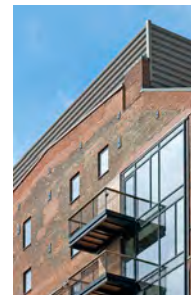
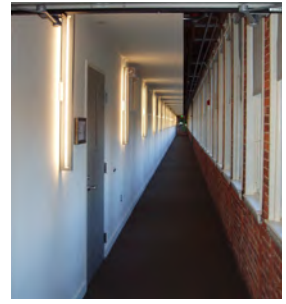
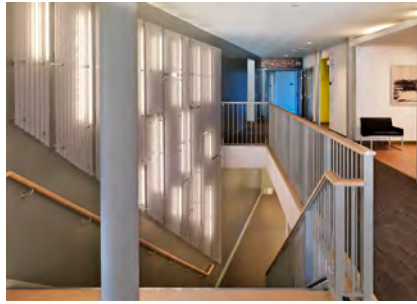
Cambridge Montessori School, former Board Member

First Night, Inc., former Board Member

Architectural Registration

MA #5512

Lawrence Cheng, AIA, LEED





Henry Moss, AIA, LEED AP Principal

Henry Moss has led Bruner/Cott's historic preservation team since 1986 when he joined the firm after sixteen years of life and work in London, England. He specializes in the technical and building history aspects of architecture that inform both delicate restoration and large-scale adaptive reuse projects. His award-winning design work includes the restoration and adaptation of MASS MoCA – the Massachusetts Museum of Contemporary Art in North Adams; Charles Bulfinch's University Hall at Harvard University; landscape restoration at Phillips Academy in Andover, the Watertown Arsenal; and the Watch Factory in Waltham, MA. Henry writes about the theory and practice of architecture as it relates to historic properties and is a frequent speaker at national and regional conferences on preservation technology. He is a founder of DOCOMOMO/US New England; vice-president of the non-profit developer, Historic Boston Incorporated; on the Properties Committee of Historic New England; and a sustainability advisor to the Boston Preservation Alliance.

Education

Boston Architectural College, Honorary Doctorate, 2012

Harvard Graduate School of Design, Master of Architecture, AIA Medal, 1970

Harvard College, Bachelor of Arts, Cum Laude, 1965

Activities/Affiliations/Awards

American Institute of Architects

LEED Accredited Professional, The United States Green Building Council

Association of Preservation Technology International

Association for Studies in Conservation of Historic Buildings, United Kingdom

Architect to the Fabric
Old South Meeting House Association,
Vice President emeritus

Boston Preservation Alliance,
Codman Award for Lifetime Achievement
in Preservation

Boston Society of Architects,
Historic Resources Committee,
Chairman, 1987 - 2012

Boston Society of Architects Unbuilt
Architecture Jury Chair, 2003-2009

Boston Architectural Center, Board of
Overseers

DoCoMoMo_US/New England (Society for
Documentation and Conservation of Modern
Monuments), Treasurer, Founder

Historic Boston Incorporated, Vice President,
Board of Directors/Steeple Project

Historic New England (SPNEA), Advisory
Council Member, Properties Committee

New England Society of Architectural
Historians, Board of Directors

Architectural Registration

MA #9216, NCARB Certified #44,665,
United Kingdom

Relevant Experience

Cultural Adaptive Reuse / Historic Preservation

Boston Public Library, Johnson Building & South End Branch Renovation, Boston, MA

City of Springfield Campanile Restoration, Springfield, MA

Dartmouth College, Hovey Murals Restoration, Hanover, NH

Finca Vigia Hemingway House Preservation Study, Havana, Cuba

Hayden Building Restoration, Boston, MA

L Street Powerstation Renovation + Reuse, Boston, MA

Lindemann Center Reuse Study, Boston, MA

Massachusetts Museum of Contemporary Art (MASS MoCA), North Adams, MA

MASS MoCA, Sol Lewitt Galleries & Building 14–Oatman Airstream, North Adams, MA

Mount Auburn Cemetery, Cambridge, MA

Or Atid Synagogue, Wayland, MA

Salem Courthouse Study, Salem, MA

St Martin in the Fields Church, London, UK

St Oswald's Church, Durham, UK

Wadsworth Atheneum, Hartford Times Building Renovation, Hartford, CT

Institutional Adaptive Reuse / Historic Preservation

Boston University, Sert Campus Preservation and Master Plan, Boston, MA

Boston University, School of Law, Boston, MA

Harvard University, Blackstone Office Renovation, Cambridge, MA

Harvard University, Gund Hall Conditions Assessment/Renovations, Cambridge, MA

Harvard University, Historic Window Restoration for Nine Houses, Cambridge, MA

Harvard University, Holyoke Center Conditions Assessment, Cambridge, MA

Harvard University, Richard A. & Susan F. Smith Campus Center, Cambridge, MA**

Harvard University, University Hall & Wadsworth House, Cambridge, MA

Lesley University/AIB, New Arts Campus, Cambridge, MA

Phillips Academy, Abbot Hall Artist's Apartment, Fuller Bell Tower, Andover, MA

Radcliffe Institute for Advanced Study, McKim Gymnasium, Cambridge, MA

University of Chicago, Bartlett Commons, Chicago, IL

Vanderbilt University, Alumni Hall Renovation, Nashville, TN

Williams College, Elm Tree House Feasibility Study, Williamstown, MA

Residential and Commercial Adaptive Reuse

Arsenal on the Charles, Watertown, MA

Boott Cotton Mills, Lowell, MA

Channel Center condominiums, Boston, MA

Greenway Place at 199 State Street, Boston, MA

Landmark Center, Boston, MA

The Watch Factory, Waltham, MA

Henry Moss, AIA, LEED



Bruner/Cott Firm Profile

Design Philosophy

Bruner/Cott was established 45 years ago with a deep commitment to design excellence and a firm belief in the idea that thoughtful architecture can make a positive difference in the quality of life, a shared sense of community, and the economic vigor of a neighborhood. Located in Cambridge, Massachusetts, our 30-person firm and experienced leadership team bring a unique perspective and expertise to our work, giving Bruner/Cott great depth in each of our areas of practice.

The firm’s philosophy remains deeply rooted in the notion that an appropriate and sensible design solution derives from, and starts with, a creative interpretation of program and place; that architecture is largely a site specific art rather than that of an imposed style. Our early work focused on the adaptation of 19th and 20th century buildings for groundbreaking affordable housing, arts and cultural facilities. Over the years our portfolio has grown to include award-winning new construction for higher education facilities, and buildings for commercial, residential, and cultural uses. Bruner/Cott considers each project within the context of its mission and community. Many of the firm’s most successful projects have involved addressing significant obstacles related to compact sites, complex phasing, tight budgets, historic settings, and broad-based coordination with constituents. The firm’s work experience illustrates a common design philosophy which is inclusive in its approach and collaborative in nature, where project success is supported by clear communication with clients.

Design Approach

The intellectual continuity of our work is anchored in its attention to program and place across all building types and sites. We emphasize a design approach that achieves a balance between form and use, preservation and change, and opportunity and cost. We are known for our creativity in constrained circumstances, and as design leaders for historic renewal and new contemporary buildings.

We look at each project within the context of its mission and community. Many factors must come together to create successful design. We utilize an open planning process that reaches out to all vested parties. We believe that in order to create successful solutions, clear communication with our clients is essential, including how we communicate design issues and our accessibility to you.

Selected Residential Clients:

- The Abbey Group
- Foundry
- Beacon Capital Partners
- Berkeley Investments
- Boston Properties
- Commonwealth Ventures
- King Street Properties
- Tambone Investment Group

Selected Academic Clients:

- Brandeis University
- Boston University
- Dean College
- Hampshire College
- Harvard University
- Lesley University
- MIT
- Northeastern University
- Tufts University
- UMASS Amherst
- UMASS Dartmouth
- Wellesley College

Selected Non-Profit Clients:

- Asian American Civic Association
- Asian CDC
- Boston Chinatown Neighborhood Council
- Cambridge YWCA
- Cambridge Housing Authority
- Chinese Progressive Association
- Committee to End Elder Homelessness
- Fenway CDC
- Jewish Community Housing for the Elderly
- Kwong Kow Chinese School
- Somerville Housing Authority



Sustainable Design

As responsible contributors to the built environment, Bruner/Cott is committed to designing healthy and sustainable places to live and work. We are active participants in the AIA 2030 Challenge, an industry-wide pledge to significantly reduce the carbon footprint of the built environment. This commitment impacts how we work and what we do on a daily basis. We are dedicated to the sourcing of green building products and finishes that do not contain compounds proven to be health hazards.

We develop measurable energy-saving initiatives related to building operations and management. Our design and engineering solutions include solar arrays, geo-thermal exchange systems, bio-swale site drainage mitigation, super-insulated building envelopes, and daylight harvesting systems. We assist owners in making pragmatic, cost-effective decisions, assuring balanced levels of investment for each specific project and site. Our projects have achieved three LEED Platinum certifications (including the nation's first in an historic structure) and numerous LEED Gold certifications.

We are currently working on two **Living Building Challenge (LBC)** projects. The Kern Center at Hampshire College is a net-zero campus admissions building that follows the LBC design precept of *no impact on energy or water resources*. The other is a Living Community for the Yale Divinity School, a village of 150 living units. When completed, this will be the largest double net positive energy/water project in the country.



- 1) Hampshire College (LBC)
- 2) Hamilton College (Gold)
- 3) Macalester College (Platinum)
- 4) Yale University Divinity School (LBC)
- 5) MIT (Gold)
- 6) Boston University (Gold)

Massachusetts Museum of Contemporary Art

PHASES 1 - 3

North Adams, Massachusetts

The Massachusetts Museum of Contemporary Art (MASS MoCA) is the largest contemporary art museum in the United States. Twelve years of master planning and design went into the museum's creation; its changing exhibits continue to attract over 125,000 visitors per year. On the site of the 19th century Sprague Electric Company in the Berkshires, the 17-acre complex includes 28 buildings linked by a series of covered bridges and totals 750,000 square feet.

In creating a vibrant new museum and revitalizing the surrounding community, Bruner/Cott turned its back on the tradition of self-consciously differentiating new architecture from old. With outdated historically important buildings as the primary building blocks, MASS MoCA challenges basic assumptions about the display of art and architecture. It blurs the lines between the visual and performing arts and freely integrates old and new, making little distinction between the finished object and its creation.

Client: MASS MoCA Cultural Commission

Phase 1

Construction cost: \$11.3 Million

Area: 890,000 sf

Completed: 1991

Phase 2

Construction cost: \$5 Million

Area: 140,000 sf

Completed: 2008

LeWitt Gallery completed: 2008

Construction cost: \$3.5 Million

Size: 33,000 sf

American Institute of Architects

2000 National Honor Award

Historic Massachusetts

2000 preservation Award

Massachusetts Cultural Commission

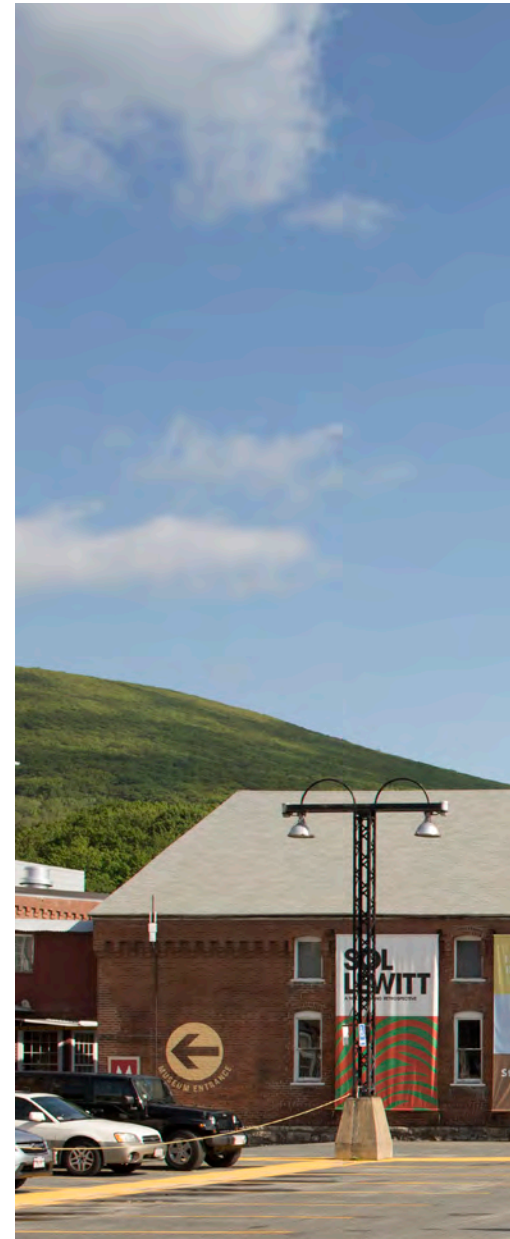
2000 Preservation Award

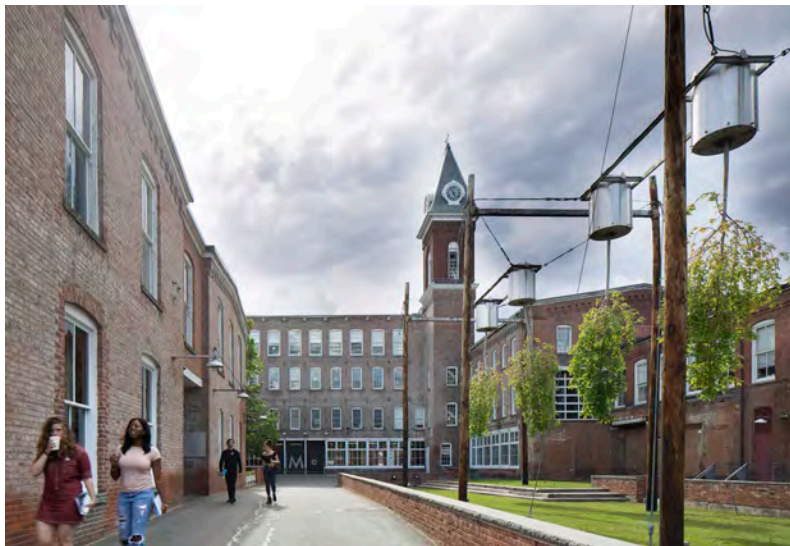
National Trust for Historic Preservation

2000 Honor Award

Boston Society of Architects

1999 Honor Award





Massachusetts Museum of Contemporary Art

PHASE 3

North Adams, Massachusetts

Bruner/Cott recently launched construction on Phase III of MASS MoCA. Two buildings with a combined 130,000 sf of undeveloped space will be reworked to create exhibit areas for video, film, and multi-media exhibits as well as events, workshops, and storage. The design continues the “museum within the museum” concept by collaborating with artists, foundations and collectors. One collection will focus on 10 pieces by James Turrell. Jenny Holzer will exhibit her projections in an especially designed gallery, while Laurie Anderson will have an active archive and recording studio. Major works by Louise Bourgeois and Robert Rauschenberg, together with supportive material, will be on long term loan through their foundations. Each collection is curated by its author to have its own distinct character. MASS MoCA will curate the remaining space, with places for changing installation pieces by emerging artists, such as Sarah Oppenheimer.

Phase III is the realization of a 25-year masterplan and completes the circulation plan, encouraging multiple ways to explore the MASS MoCA campus. This phase includes a two-story event space and greenroom support for major music festivals.

Phase III also continues to improve connections between MASS MoCA and the town of North Adams. Development of the West Main Street access route enhances the museum’s access to the downtown business district, and campus bike paths will link the museum to a regional pathway initiative. When Phase III opens to the public in 2017, MASS MoCA will be the largest contemporary art museum in the country.

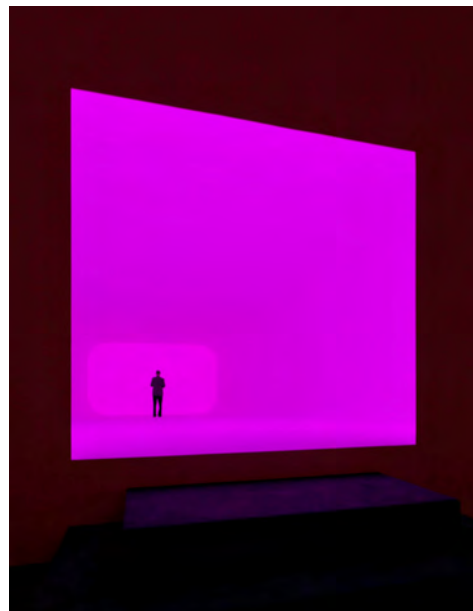
Client: MASS MoCA Cultural Commission

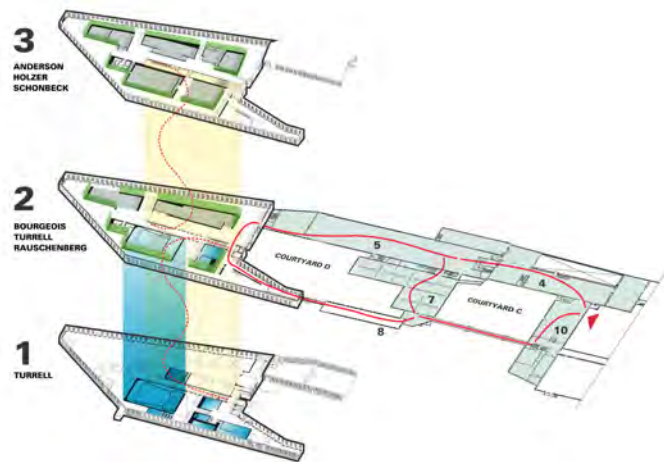
Phase 3

Est construction cost: \$55 Million

Area: 130,000 sf

Est completion: 2017





The Watch Factory

Waltham, MA

In 1854, the Waltham Watch Company made history by introducing precision engineering into mass production at this mill complex in Waltham, MA. The building and site are now resourcefully reordered for new office, residential and commercial use. Phase 1 includes office and commercial space; Phase 2, a residential conversion, has 96 dwelling units; Phase 3 is residential with 67 dwelling units and a parking garage.

19th century entrances are now large lobbies, one with a permanent exhibit of Watch Factory history. Narrow wings with high ceilings — already flooded with natural light for watchmakers — house modern offices with views of the courtyards and the Charles River. Outside, a series of protected outdoor spaces invite pedestrians to move through the office buildings and a large residential courtyard. A new restaurant and café mark the beginning of a historic walkway through Waltham along the Charles River.

The Watch Factory is on the Charles River, and responsible storm water management is a critical issue. A series of “rain gardens” collects, cleanses, and naturally cools storm water runoff. Roof water is collected in open granite and concrete runnels, featured across the pedestrian courtyards, and directed to specially planted areas. The design process included the Charles River Watershed Association, and the water is now clean and cool enough to release directly into the river.

Client: Berkley Investments

Phase 1

Construction cost: \$25 million

Area: 177,000 sf

Completed: 2009

Phase 2

Construction cost: \$23 million

Area: 141,740 sf, 96 units

Completed: 2012

Phase 3

Construction cost: \$16.3 million

Area: 86,000 sf, 67 units, parking deck

Completion: 2014

Preservation Massachusetts

2015 Tsongas Award for Historic Preservation

Boston Society of Landscape Architects

2014 Merit Award for Historic Rehabilitation

USGBC

2014 Green Innovation Award

Building Design & Construction

2010 Gold Award for Reconstruction





The Powerhouse

AMHERST COLLEGE

Amherst, MA

Amherst College engaged Bruner/Cott to create a student gathering and event space in a tactful but raw reworking of their historic 1925 McKim Mead & White steam plant. The existing classic form with its industrial interior was reconfigured to accommodate performances, dance parties, speakers and other student gatherings. Lighting and sound systems with flexible furniture concepts support this broad range of activities.

Amherst's program includes provision for accessibility, a new pergola wing for restrooms, and food service support. A strong new landscape concept marries the interior to a paved exterior terrace with natural amphitheater seating to accommodate outdoor events and to accept spill-over from indoor social activities. The site is adjacent to a new residential quadrangle that is in the planning stages. The new facility is being studied to emphasize novel approaches to natural ventilation and waste heat recovery from existing utilities. Contemporary design elements are conceived within a robust framework of historic preservation. Structural alterations include the removal of columns and a series of seismic upgrades. The architectural concept is related to Bruner/Cott's ground-breaking design approach to the Massachusetts Museum of Contemporary Art (MASS MoCA) in North Adams.

Client: Amherst College
Construction cost: \$3.7 million
Area: 7,700 sf
Completion: 2014

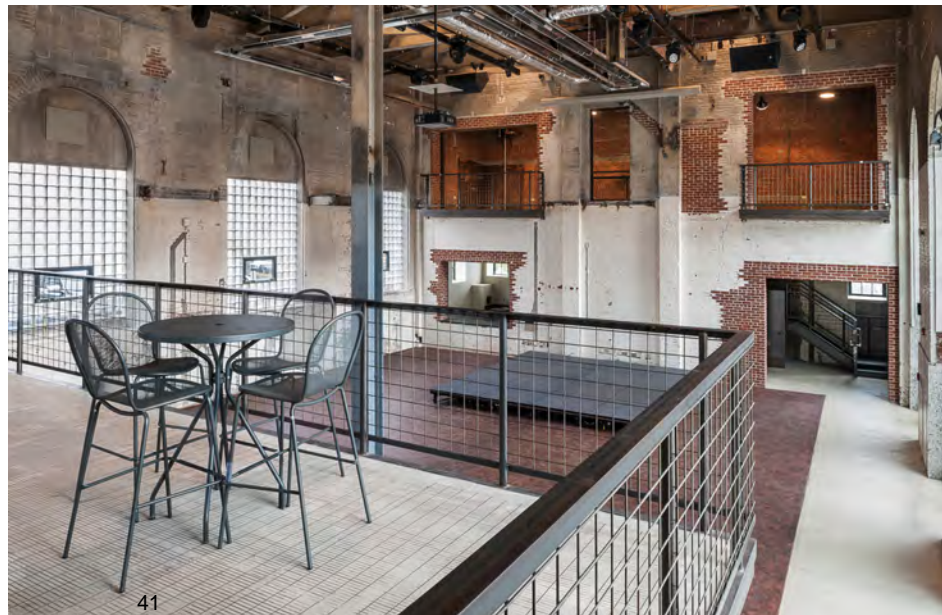
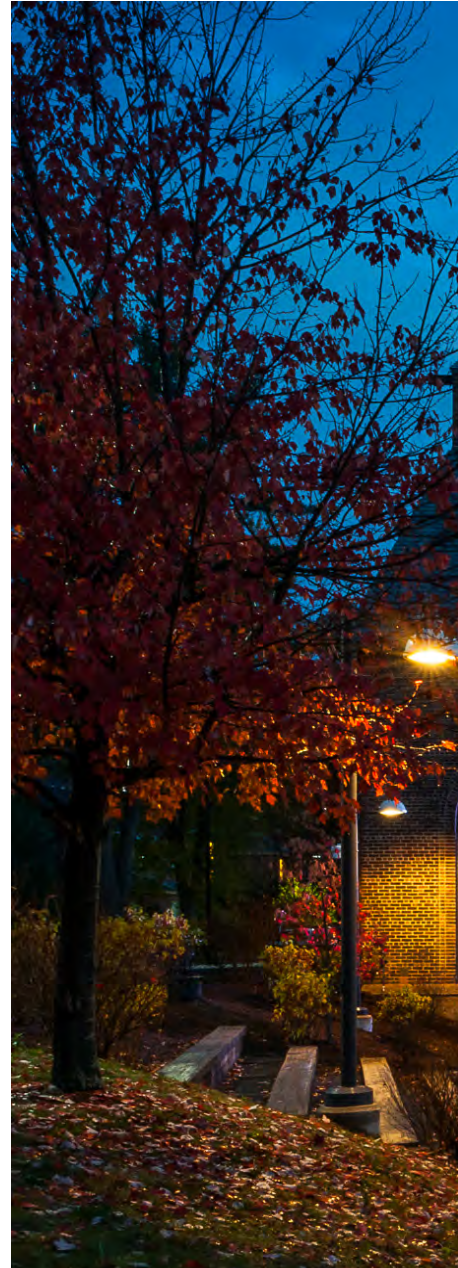
DESIGNED TO LEED GUIDELINES

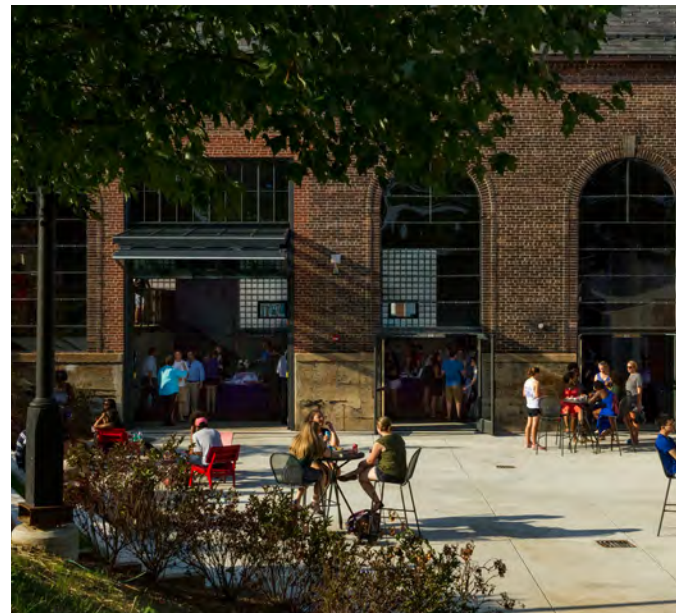
BOSTON SOCIETY OF ARCHITECTS
2017 Honor Award for Educational Facilities

Preservation Massachusetts
2017 Tsongas Award, Most Innovative

Association of College Unions International
2016 Facility Design Award

American School & University
2015 Outstanding Design Award, Adaptive Reuse





Smith Campus Center

HARVARD UNIVERSITY

Cambridge, MA

The circa 1965 Holyoke Center at Harvard is undergoing a major transformation. A much-needed modernization and reorganization of uses will improve public access to Harvard's information center, enhance the landscaped plazas at the north and south ends of the site, and provide flexible interior spaces for events and common spaces that will attract and mix the varied constituencies within the university – faculty, undergraduates, staff, graduate students, and engaged visitors.

Bruner/Cott worked with the Harvard client team and Hopkins Architects (lead design architect) on extensive planning and programming for this important campus icon. The recognizable architecture of Josep Lluís Sert (Dean of Harvard's Graduate School of Design in the 1960s) will be rethought and restored, with changes to the lower two floors, creating a more open interior with improved connectivity between the original arcade and the two side streets. Bruner/Cott & Associates is the executive architect. Construction is planned to start in 2016 and be complete for the fall term of 2018.

Client: Harvard University
Construction cost: TBD
Area: 89,000 sf
Completion: 2018 (est)

in association with Hopkins Architects, UK

LEED GOLD REGISTERED





Greenway Place

199 STATE STREET

Boston, MA

At Greenway Place, Bruner/Cott used two six-story high incisions to organize a “found façade” in this conversion of an historic Boston warehouse into thirteen units of condominium housing. The building faces the Rose Kennedy Greenway, a landscaped parkland joining downtown Boston to the harbor, and the units feature 20-foot balconies and generous spans of glass to take full advantage of the spectacular view. Our new façade treatment reinterprets the scar left when the building was truncated by the Central Artery in the early 1950s.

Client: Tambone Property Management

Construction cost: \$5.5 million

Area: 26,800 sf | 13 units

Completion: 2006



Southeast elevation before renovation. Balconies and windows were added to the east façade, now overlooking the Rose Kennedy Greenway park.





Landmark Center

Boston, MA

The complex now known as the Landmark Center was originally built in 1929 as a Sears distribution warehouse and retail store. Its floor plates were huge — over four acres each. The new design cut two six-story atria into the Sears structure, creating a “figure-eight” floorplan and filling the space with natural light. The six upper floors are now offices with “traditional” 80-foot deep floor plans. Below, big-box stores at ground level reinforce an active streetscape. An eight-theatre multiplex is in a new wing, rebuilt entirely from the ground up. The new interior is informed by the historic exterior. Yellow brick and Indiana limestone set the background for the new atria, interwoven with materials original to the building: faux (and genuine) Travertine, green marble, and a beautiful new French Limestone. The skylight’s skewed planes dominate the space, taking a cue from *The Cabinet of Doctor Caligari* (1920), an important contemporaneous movie. Custom handrails are laser-cut and combined in different arrangements — the spaces have a handmade feel. This is an extremely energy-efficient building, with ultra-high efficiency heating and cooling equipment, computer controlled and monitored individual HVAC units, and a low skin-to-volume ratio.

Client: The Abbey Group
Construction cost: \$68 million
Area: 1,700,000 sf
Completion: 2001

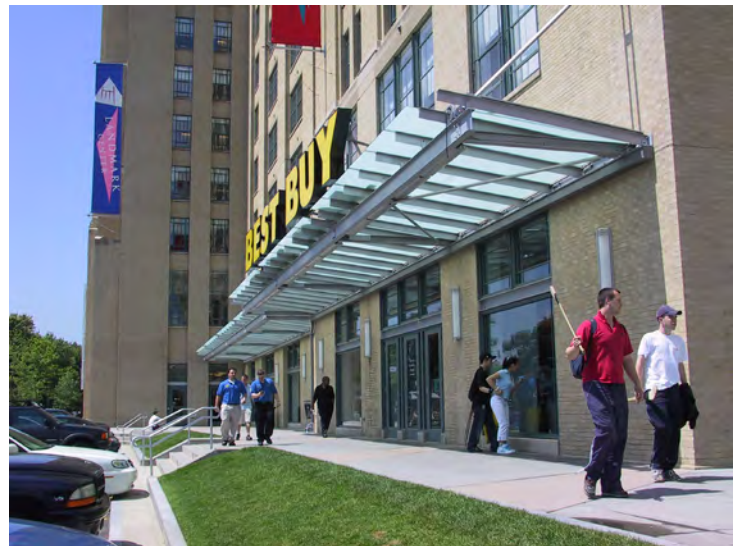
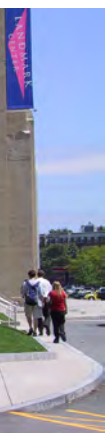
Boston Society of Architects
2006 Honor Award Citation

Boston Preservation Alliance
2001 Preservation Achievement Award

Building Design & Construction
2001 Reconstruction Award

Massachusetts Historical Commission
2002 Preservation Award





Alumni Hall

VANDERBILT UNIVERSITY

Nashville, TN

Vanderbilt University's Alumni Hall is a 1925 Tudor Revival assembly building that was designed and constructed as a memorial to students and faculty who lost their lives in World War I. Elaborate brick and limestone elevations are supported on a reinforced concrete frame; the windows are leaded glass in steel casement sashes; and the roofs are standing seam copper.

Bruner/Cott's project team worked with the university and consultant team to develop a program to take advantage of the central location of this small building with its detailed rooms and finishes. Exterior additions on the rear façade provide new mechanical, life safety and accessibility improvements. The building is small, and the introduction of new mechanical systems where historic interiors are so sensitive to alteration was one of the main design challenges.

Alumni Hall, the university's original student union, now supports a wide range of activities — such as tutoring, catered dining, meetings, studying and socializing — while maintaining the integrity of the building's historic architecture. Expanded event terraces, an executive classroom, music lounge, exercise room, writing center, faculty office suite and a boutique café are part of the new program.

Client: Vanderbilt University
Construction cost: \$11.5 million
Area: 24,000 sf renovation/ 6,500 sf new
Completion: 2013
BCA Team:
Daniel Raih, Principal-in-Charge;
Bob Simmons, Design Principal;
Nurit Zuker, Project Manager

LEED GOLD CERTIFIED

ACUI
2014 Facility Design of Excellence Award

American School & University
2014 Outstanding Design Award,
Renovation/Modernization

Building Design + Construction
2014 Bronze Award, Reconstruction

Associated Builders & Contractors
2013 Excellence in Construction
Honor Award

Nashville Metropolitan Historical
Commission
2015 Preservation Award





The Foundry Phase I and II RESIDENTIAL REUSE AND INFILL

Providence, RI

The Promenade at the Foundry, home of the former Browne and Sharpe Manufacturing Plant, is one of the largest historic preservation projects ever undertaken in the state of Rhode Island. Bruner/Cott, working as the design architect in association with Robinson Green Beretta Architects, transformed this mill complex into 237 apartment units.

The development's first building dates to 1872 and incorporates elements from the industrial past into the residential units. The apartments have retained the original Canadian maple factory floors and include 13-foot ceilings, arched windows, and two heating systems. There is an adjacent 400-car garage, fitness and business centers, event room, and swimming pool with retractable glass roof.

Phase 2, the Sharpe Building, includes the addition of 196 units to the Foundry complex.

Client: Foundry Partners
Ph 1 Construction cost: \$35 million
Area: 220,000 sf | 237 units
Completion: 2005

Ph 2 Construction cost: \$28 million
Area: 156,000 sf | 196 units
Completion: 2015

Providence Preservation Society
2005 Neighborhood Revitalization/
Adaptive Reuse Award

Providence Preservation Society
2016 Neighborhood Revitalization/
Adaptive Reuse Award





D. DeStefano Architects - Resumes



DeStefano Architects
Company at a Glance
www.DestefanoArchitects.com

Services

- Master Planning
- Pre-design Advisory Services
- Residential and Commercial Architecture
- Construction Administration
- Document Production
- Project Management
- 3D Visualization
- Interior Design
- Sustainable Design

Honors and Awards:

- 2017, 2016 AIA/NH Excellence in Architecture People's Choice Award
- 2017 New Hampshire Home Magazine Design Award - Home of the Year, Excellence in Historic Renovation and Excellence in Remodeling/Renovation
- 2016 New Hampshire Home Builder's Association Cornerstone Awards - 5 Design Awards
- 2016 Best in Business (BOB Award) Best Architect in New Hampshire
- 2016, 2015, 2014 Seacoast Media Reader's Choice Award - Best Architect
- 2016, 2015 Inc. 5000 Fastest-Growing Company in the U.S.
- 2015 New Hampshire Home Magazine Design Award - Interior Design

Firm

Comprised of enthusiastic professionals with areas of varying interest and specialties, DeStefano Architects (D|A) is a recognized mainstay across the region. The belief that architecture is about an experience— is personal and all-inclusive— is a common theme throughout D|A projects. D|A collaborates with an array of consultants, craftspeople and trades people to bring a holistic approach to our projects. We thrive on challenges and provocation, and allow local history to guide our project approach.

DeStefano Architects believes in taking a whole building strategy to design. We believe in buildings focused around a single integrated system – a key strategy in sustainable construction. Clients benefit from this approach, as it involves the collaboration of the owner, contractor and design team in order to create a building that functions and ages well. The end result is a healthy, safe, comfortable, durable, affordable space that is also energy efficient and environmentally responsible.

DeStefano Architects approaches all projects with an open mind and enthusiasm. We embrace projects with fresh eyes, excitement and the commitment of professional service.

DeStefano Architects is a partner to you and your organization. We offer a unique perspective to every project: one that understands planning objectives and reflects care and pride in the growth and development of a community. To bring your project to life, and to help you reach your goals, we will take the time to gain an intimate knowledge of your needs and goals.

We work well with both individual decision makers and committees to ensure that all parties have a voice and all interests and ideas are heard. By focusing on being good listeners we can design spaces that positively impact you, your employees and customers as well as the community as a whole.

Capability

Our lengthy list of successful projects range from small renovations to large ground-up buildings and demonstrates our capabilities and the value we bring to our clients. Founded in 1995, D|A has become synonymous with quality design and technical expertise. The firm has established working relationships with highly reputable consulting engineers and contractors to produce successful projects. We maintain our primary location in Portsmouth, New Hampshire, where we can actively service clients throughout New England.

We are confident of our abilities to lead the architectural consulting services for your project. Our ongoing collaboration with repeat clients is illustrative of how we can blend quality design with insightful execution.

D|A can provide the knowledge needed as you plan for the future. Our vast experience across market sectors has brought an understanding of how to guide value decisions.



By assisting clients in both the private and public sector, D|A maintains a diverse practice. The firm's project types vary from small, one-of-a-kind custom residences to large-scale mixed-use developments. Projects have included new construction and building additions as well as comprehensive renovations, modernization, rehabilitation and historic preservation work. Our continued involvement with local and state agencies has enabled our familiarity with the regulatory requirements and building codes governing today's construction industry. D|A has provided services for local clients as well as national organizations and takes pride in the referral network built through accomplishment.



DeStefano Architects has a successful history of providing services through the spectrum of project delivery models, including Design/Build, Design/Bid/Build and Construction Management/Guaranteed Maximum Price. We take an integrated approach with our project partners, and focus on serving the best interests of our client.

We have earned an outstanding reputation in the community for personal and professional integrity and competence. Our successful track record of working with our consultants through the permit and approval processes with local Planning Boards, Building Inspection Departments and Code Enforcement officials is clear. Our unique blend of creativity, attention to detail and advocacy on behalf of our clients has been at the forefront of the industry for over 20 years. We look forward to the opportunity to help you bring a successful project to reality.

A Local Firm



Located in the heart of downtown Portsmouth, DeStefano Architects will be a valuable partner. We take pride in the future development of our city. Our staff lives throughout the area and understands the value of bringing quality design solutions to our communities. Our network of consultants and established relationships with boards and building officials will enable us to navigate your project through the process.

The D|A staff has focused their strong sense of community and expertise with current and past participation in a wide variety of Boards and Committees including:

- City of Portsmouth Historic District Commission
- The Provident Bank – Board of Trustees
- Piscataqua Savings Bank – Board of Directors
- City of Portsmouth Economic Development Commission
- Greater Portsmouth Chamber of Commerce
- Area HomeCare – Board of Directors
- Saint John International University – Board of Trustees
- Wentworth Douglass Hospital – Board of Trustees
- Amesbury, Massachusetts Historical Commission
- Newburyport Chamber of Commerce
- Seacoast Green Building Coalition
- ROOF Over Head Collaborative – Board of Directors





Lisa B DeStefano, AIA, LEED AP
ldestefano@DestefanoArchitects.com
Principal, DeStefano Architects, PLLC

Registration: National Council of Architects Registration Boards, New Hampshire, Maine, Massachusetts, Connecticut, LEED AP

Education:

- **Harvard University Graduate School of Design**
Professional Development Courses
- **Boston Architectural Center**
Bachelor of Architecture
- **New Hampshire Technical Institute**
Associate of Engineering/Architectural Technology

Teaching Experience:

- **Saint John International University, Torino, Italy**
- **Boston Architectural Center, Boston, Massachusetts**
- **John Cabot University, Rome, Italy**
- **Roger Williams University, Bristol, Rhode Island**

Major Projects:

- **10 State Street, Portsmouth, NH**
Waterfront residential development
- **111 Maplewood Ave., Portsmouth, NH**
150,000 square foot mixed-use development
- **Hilton Garden Inn, Portsmouth, NH**
160,000 square foot Hotel
- **The Kearsarge Building, Portsmouth, NH**
Interior Finishes throughout for existing office building, tenant layout for 2 of the units, exterior renovation work
- **Pease Golf Course Clubhouse, Portsmouth, NH**
16,500 square foot construction, clubhouse included:
Pro-shop/Restaurant/Simulators/Golf Cart Storage
- **Portsmouth Middle School, Portsmouth, NH**
Three-phase renovation of existing school and expansion
- **Portsmouth Music and Arts Center, Portsmouth, NH**
7,200 square foot renovation for non-profit organization relocation
- **Portwalk Place, Portsmouth, NH**
300,000 square foot 4-phased mixed use development
- **Provident Bank, Bedford, NH**
3,900 square foot new bank branch construction
- **Wentworth Douglass Hospital, Dover, NH**
Hospital addition – 64 patient rooms, 24-bed birthing center and 15,000 sf education center

Appointments:

- **The Provident Bank, Board of Directors, 2013 – present**
- **Middle Street Baptist Church, Board of Trustees, 2008- present**
- **Building Code Board of Appeals, City of Portsmouth, 2000-Present**
- **Saint John International University, Board of Trustees, 2008 - 2014**
- **Wentworth Douglass Hospital, Board of Trustees, 2008- 2013**





Joseph J. Almeida

jalmeida@DestefanoArchitects.com

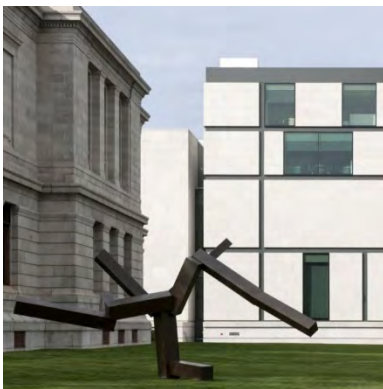
Commercial Studio Manager, DeStefano Architects, PLLC

Education:

- **Wentworth Institute of Technology**
Bachelor of Architecture
Associate Degree - Engineering

Major Projects:

- **Deer Street Parking Garage, Portsmouth, NH**
600-space parking garage and mixed use buildings as part of major city area redevelopment
- **Department of Defense, United States Navy, NAVFAC MIDLANT, Portsmouth Naval Shipyard, Portsmouth, NH – Multiple Projects**
 - Building 29 – Fire Station. 10,000 square foot design/build renovation
 - Building 174 - 160,000 square foot waterfront support facility LEED Silver certified, houses over 2,000 personnel
- **Harvard University, Cambridge, MA – Multiple Projects**
 - Hilles Library - \$4.5M interior renovation of quad building
 - Canaday Hall, Thayer Hall, Holworthy Hall – renovations to historic yard buildings
 - Holyoke Center - \$1.5M mechanical upgrade to tenant space
 - Office of Controller Relocation - \$1.5M tenant improvement
- **Museum of Fine Arts, Boston, MA – Multiple Projects**
 - Museum Archive relocation
 - New Cold Storage Room and Silver Vaults
 - Studio and Department Renovations and Relocations:
- **New England Aquarium, Boston, MA – Multiple Projects**
 - IMAX Theater - \$20M theater on Central Wharf in Boston
 - New Balance Marine Mammal Center Pavilion - \$11M exhibit on waterfront
 - Long Island Pavilion – summer camp program open-air pavilion
- **Piscataqua Savings Bank, Portsmouth, NH**
15,000 square foot renovation to a historic bank in the center of downtown
- **St. Mark's School, Southborough, MA – Multiple Projects**
 - Center for the Arts – 500-seat performance hall
 - Admissions Corridor Renovations – upgrades to historical main building
 - Squash Court Renovation – complete removal and rebuild
- **Winsor School, Boston, MA – Multiple Projects**
 - New Dining Hall and Kitchen
 - New Facilities Garage and Offices
 - New Science Wing



Appointments:

- **Piscataqua Savings Bank, Board of Directors, 2012-present**
- **City of Portsmouth New Hampshire Planning Department Historic District Commission, Chairman, 2008 - 2016**



DeStefano Architects Select Downtown Portsmouth Experience

100 Market Street, Portsmouth, New Hampshire

Located in the heart of downtown Portsmouth, 100 Market is a five-story commercial building constructed of brick and granite. Retail shops and business offices are housed within the building that boasts panoramic views of downtown and the harbor. The top floor is home to the 100 Club, a premier member-supported dining club and event space. D|A worked closely with an out-of-state architect to bring this building to Portsmouth at the turn of the century. Developers entrusted D|A to lead the construction administration as a local arbitrator. D|A provided interior tenant fit-up design services and coordinated common spaces throughout the building. New tenants still turn to D|A for custom buildout tenant specifications.



Deer Street Garage, Portsmouth, New Hampshire

D|A is working extensively with the City of Portsmouth to deliver a new parking garage and related mixed-use projects to the community just off Deer Street. The roughly 600-space garage will be part of a public/private partnership to redevelop the area to be known as Deer Street Extension. The garage design focused around the desire to create a connection between the historic environment and aesthetic of Portsmouth to a new age of innovation and progression, resulting in a modern and contemporary design. Portsmouth's industrial reputation served as additional inspiration for the design. The new Deer Street Parking Garage marks a pivotal time in Portsmouth's development history as it will provide crucial, additional parking options – which are in great demand within the city.



Porter Street Townhouses, Portsmouth, New Hampshire

To give life to an empty lot in Portsmouth, D|A brought a traditional streetscape to the city's downtown. As a historic area, extra levels of review by the Historic Board were required. D|A's experience with the city allowed the firm to guide the project through the approvals process. 11 townhouses were designed in a row style traditional of seaside New England towns, not yet present in Portsmouth. The façade compliments the surrounding area's brick architecture while unique gabled rooflines sit comfortably within the city. Inside, the units feature spacious three-level dwellings with stairwells open top to bottom so natural light floods in from skylights. With this project, D|A improved Porter Street's pedestrian experience while maximizing the feasibility of the lot as well as developer's return on investment.



Portsmouth Middle School, Portsmouth, New Hampshire

For four years D|A worked with Hartford-based JCJ Architecture as the local representative for the design, approval process and construction of the Portsmouth Middle School renovation and addition. An architectural icon to the City of Portsmouth, the building was in desperate need of a renovation and 30,000 square foot expansion. The decision to renovate centralized around the idea of creating a building that is environmentally sensitive and more energy-efficient while preserving the historic character of the school. After a three-phased project the school is now able to serve up to 650 students grades 6-8.



DeStefano Architects Additional Downtown Portsmouth Experience

DeStefano Architects is known for experience and versatility designing a wide range of projects. In 2013, D|A hit a milestone celebrating the distinction of designing 100 projects in downtown Portsmouth. Including new construction, building additions, comprehensive renovations, modernizations, rehabilitations, historic preservation work, one-of-a-kind residences, large scale multi-use developments and storefronts. Below is a small sampling of the many notable downtown developments the firm has been involved in.

- **10 State Street** – site redevelopment design
- **121/123 State Street Residence** – private addition
- **129 State Street Residence** – private townhouse renovation
- **22/28 Deer Street** – building layout design
- **Brgr Bar** – restaurant design
- **British Beer Company** – restaurant design
- **D'Adamo Institute** – exterior and interior renovation
- **Donahue, Tucker & Clandella** – tenant fit-up
- **The Dunaway Restaurant** – restaurant design
- **Domo Japanese Restaurant** – restaurant design
- **Gaslight Danceclub and Restaurant** – club and restaurant design
- **Goody Two Shoes** – retail interior renovation
- **Harbour Hill Condominlums** – new construction design
- **Harbour Place Residential Condominiums** – three residence designs
- **Hilton Garden Inn** – new construction design
- **Jardinière Florists** – tenant fit-up
- **Kearsarge Building** – exterior HDC work/interior renovation design
- **Legends Pool Hall** – interior renovation
- **Mainley New Hampshire** – tenant fit-up
- **Middle Street Baptist Church** – restoration and elevator addition
- **The Music Hall** – street closure plan
- **The North Church** – steeple restoration
- **Old City Hall** - restoration
- **Orion Seafood** – office renovation with test kitchen
- **Poco's Bow Street Cantina** – restaurant design/deck addition
- **Portsmouth Chamber of Commerce** – concept design
- **Portwalk Phases I, II, and III** – mixed-use development
- **RIRa the Irish Pub** – restaurant renovation design
- **Ristorante Massimo** – bar design
- **The Rockingham Building** - restoration
- **Springer's Jewelers** – tenant fit-up
- **Two Ceres Street** – new bar design/construction
- **Vaughan Mall Redevelopment** – master planning
- **Verani Realty** – tenant fit-up
- **The Victory Restaurant** – interior restaurant design

E. Tighe & Bond - Resumes

Engineering History

In business for more than a century, Tighe & Bond is one of the most experienced, continuously operating engineering firms in the northeastern United States. Our employee owned firm has provided consulting services to a wide variety of municipal, government and private clients across the region.

Our full service firm has built a solid reputation upon the technical knowledge, experience and capabilities we bring to each project we undertake, as well as the service we provide. Seasoned project managers, supported by project directors and experienced engineers and scientists on each and every project assure continuity, accountability, and a high quality service.

Tighe & Bond is staffed by over 300 dedicated professionals, including professional engineers, environmental scientists, planners and hydrogeologists. Working in teams, our professional staff share diverse expertise to benefit our clients. Professional registrations cover a wide range of disciplines; personnel specialize in the following areas:

- Civil Engineering
- Coastal & Dam Engineering
- Demolition Engineering & Hazardous Building Material Assessment
- Electrical Engineering
- Energy Generation and Conservation
- Environmental Permitting
- Geographic Information Systems (GIS)
- Geotechnical Engineering
- Health & Safety
- Instrumentation & Control
- Landscape Architecture
- Mechanical/HVAC Engineering
- Parking Consultancy
- Regulatory Compliance & Permitting
- Remediation
- Site Assessment & Development
- Solid Waste Management
- Structural Engineering
- Sustainable Design
- Traffic Engineering
- Transportation Planning
- Wastewater Management
- Water Resources Engineering
- Wetlands and Ecological Services



Tighe&Bond
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213 Court Street, Suite 1100
Middletown, CT 06457
860.704.4760

1000 Bridgeport Avenue, Suite 320
Shelton, CT 06484
203.712.1100

62 East Market Street
Red Hook, NY 12571
845.835.8080

(providing services in New York through
T&B Engineering, P.C.)

Portsmouth Experience

With more than 28 years of experience in design, permitting and construction administration for a variety of projects in Portsmouth, Tighe & Bond has developed an excellent relationship with City staff and understands the effort required to permit projects in the City. Plus, we can readily serve Portsmouth from our office location on 177 Corporate Drive. A sampling of recent projects include:

- **Portwalk Redevelopment:** Tighe & Bond provided master planning, site design, permitting and construction administration for this large scale mixed-used development in downtown Portsmouth.

This \$120 million urban redevelopment project totaling more than 400,000 square feet, was designed to be the first LEED certified mixed-use development in the City of Portsmouth. The upscale revitalization plan was the largest downtown makeover since the urban renewal of the 1970s and returned the northern tier of the historic port city back to a pedestrian-friendly neighborhood that meshes with the personality of its community.

- **Portsmouth Green:** This multi-use redevelopment at the former Southgate Plaza included multiple phases of redevelopment in an existing shopping plaza. Portions of existing buildings were demolished to make way for the construction of new buildings that include retail and restaurant space, a cinema, and a 94-unit apartment building. Site design included LID best management practices for stormwater, significant pedestrian improvements, bicycle amenities, public park areas and landscaping.
- **Portsmouth Office Park Redevelopment:** Tighe & Bond provided master planning for the redevelopment of this office part which was formerly known as Commerce Center. We also provided site design, local & state permitting, construction documents and construction administration for several office park projects.
- **AC Hotel & Community Space:** This urban redevelopment project in downtown Portsmouth includes an upscale 5-story, 143-room hotel with a 1st floor commercial space and dining, a 300-person meeting space on the 3rd floor overlooking the North Mill Pond and 2-story parking deck.



Tighe & Bond 177 Corporate Drive, Portsmouth NH



Portwalk Redevelopment



YEARS OF EXPERIENCE

16

SPECIALTIES

Site/Civil Design

Roadway Design

Low Impact Stormwater Design

Local, State & Federal Permitting

Quality Control

Construction Administration

LICENSES/REGISTRATIONS

Professional Engineer - NH (#12378)

EDUCATION

Bachelor of Science

Civil & Environmental Engineering

University of New Hampshire

PROFESSIONAL AFFILIATIONS

Town of Greenland Planning Board

Member, 2009 – 2011

American Society of Civil Engineers

Plan NH, Member

Patrick Crimmins is a project manager who specializes in site/civil engineering projects. He has been involved in the design, permitting and construction of numerous commercial, industrial, healthcare, roadway, government and educational projects throughout New England. Patrick is also responsible for performing quality control on the site work construction drawings and specifications prepared in the New Hampshire office.

Professional Experience

Civil/Site

- **Portwalk Redevelopment:** Managed and designed a large-scale, three phase mixed-used redevelopment that spans a block in downtown Portsmouth, New Hampshire. Project included two brand hotels totaling 250-keys, two residential buildings with a total of 130 dwelling units, a conference center, four restaurants, 20,000 square feet of retail space and a basement level parking garage. Site improvements included a new roadway, wide pedestrian sidewalks with outdoor dining patios, LID stormwater management, utilities, and urban landscaping. Obtained the necessary local and state permits, prepared the construction documents and performed construction administration services for each of the different phases.
- **Portsmouth Green/Southgate Plaza Redevelopment:** Managed and permitted a multi-use redevelopment at Southgate Plaza in Portsmouth, New Hampshire. The project included multiple phases of redevelopment in an existing shopping plaza that consisted of demolition to portions of existing buildings and the construction of new buildings (including retail and restaurant space, a cinema and a 94-unit apartment building.) Site design included LID best management practices for stormwater, significant pedestrian improvements, bicycle amenities, public park areas and landscaping. Off-site bicycle and pedestrian improvements included a 10 foot wide multi-use path along property's street frontage on both Route 1 and Constitution Avenue. Responsible for site design, construction documents and construction administration services. Obtained local and state approvals for each of the different phases.
- **Borthwick Forest Subdivision Road:** Managed and designed a new roadway connecting Borthwick Avenue and Islington Street in Portsmouth, New Hampshire to create a 40-acre commercial subdivision. The design consists of an 1,830 LF commercial roadway that includes a 100ft bridge span for a railroad crossing, LID best management practices for stormwater, a municipal sewer pump station, a water main loop, underground utilities, and landscaping. The project includes bicycle and pedestrian improvements that consist of a 12ft multi-use path along the entire length of the new road that was designed to integrate with the existing roadway network and the future NH Seacoast Greenway rail-to-trail.
- **Maplewood Mixed-Use Development:** Managed and permitted a large-scale mixed use development in the northern end of downtown Portsmouth. Design included 70 residential dwelling units with 14,000 square feet of mixed first floor commercial use and associated site improvements. The design required significant off-site improvements in the municipal right of way that consisted of 800 linear feet of sewer main replacement in three city streets and the reconstruction of the Maplewood Avenue and Raynes Avenue intersection. Obtained local site plan review permits and NHDES stormwater, sewer and shore land approvals.

- **Lonza Biologics:** Managed and designed for master plan expansion for a biological manufacturing facility in Portsmouth, New Hampshire. The master plan consists of 1 million square feet of industrial space that includes three buildings, two parking garages and associated site improvements. The project includes a stream restoration design that daylight an existing culvert running across the property and creates 1,000 LF of new stream at the headwaters to the impaired Hodgson Brook. Project required extensive coordination with local and state agencies to obtain various approvals from Pease Development Authority, the City of Portsmouth and NHDES Wetlands and Alteration of Terrain Bureaus.
- **Office Building:** Managed and permitted a new office building in Portsmouth Office Park. Project consisted of a new 110,000 square foot office building with a parking deck and associated site improvements that include parking, LID stormwater management, utilities and landscaping. The design was prepared in with a two-phase construction approach and required. Obtained necessary local and state permits. Responsible for site design, permitting, construction documents and construction administration services.
- **Brand Hotel Development:** Managed and permitted a brand hotel development on a brownfield site on Arlington Street in North Quincy, Massachusetts. Design included a 140-room hotel with associated parking, stormwater management, utilities and landscaping. The project also required off-site improvements to Arlington Street that included roadway reconstruction, new sidewalks, stormwater management improvements and a new water main. Responsible for obtaining necessary local and state approvals, preparing construction documents, and performing construction administration services.
- **Sanctuary Care at Rye:** Managed, designed and prepared the construction documents for an assisted living facility project in Rye, New Hampshire. Design included access drives, parking lots, utilities and a stormwater management facility that consists of six rain gardens. Responsible for obtaining local permits that included a Lot Line Revision, Site Plan Review and a Conditional Use Permits for the Aquifer Protection District. Designed the site to state regulations to obtain NHDES stormwater, septic and groundwater permits and a NHDOT driveway permit.
- **Commerce Way Roadway Improvements:** Designed a roadway in Commerce Center in Portsmouth, NH. Prepared roadway improvements drawings that included new paving, sidewalks, site lighting, drainage system, extensive landscaping and the relocation of overhead utilities to underground. Responsible for the coordination with utility companies and municipality. Also prepared construction drawings, cost estimates and site work specifications.
- **Service Credit Union Headquarters Building:** Provided site design services for a 100,000-square foot, LEED certified office building in Portsmouth, New Hampshire. Responsible for obtaining necessary city approvals and NHDES drainage and sewer permits. The design included access roads, parking, pedestrian sidewalks and path system, utilities, and a LID stormwater management with rain gardens and a stormwater wetland. Prepared bid drawings and site work specifications.
- **Pinkerton Place:** Designed and managed a commercial redevelopment site on Route 28 in Derry, New Hampshire for 49,000 square feet of retail. Developed cost estimates for project phasing. Prepared local permit applications and publicly presented the project to the Conservation Commission and Planning Board. Responsible for obtaining NHDES drainage and sewer permits and NHDOT driveway permits. Prepared bid drawings and site work specifications.
- **Portsmouth Regional Hospital:** Permitted a site design for a hospital expansion in Portsmouth, New Hampshire that included reconfigured access drives, parking lots and loading areas. Prepared a drainage design and analysis for stormwater management facilities that include LID measures such as a rain garden, porous asphalt and pervious
- **Boutique Hotel:** Managed and designed a LEED certified hotel project on an urban site in downtown Hanover, New Hampshire. Responsible for preparing the local permit applications and presenting at city staff and Planning Board meetings to obtain Site Plan approval. The site design included on-site parking, decorative paving, drainage, utilities and landscaping. The project included off-site improvements in the town roadway such as new paving and sewer upgrade pavers, an underground detention system and water quality units. Prepared bid drawings and specifications and performed construction administration services.
- **Commercial Developments throughout New England:** Performed site/civil engineering services for numerous retail and supermarket projects in Massachusetts, New Hampshire, Maine and Rhode Island. Responsible for site designs that included traffic circulation, parking lot layout, stormwater quantity and quality measures, utilities services, site lighting and landscaping. Prepared local and state permit applications and supporting documentation such as drainage studies and water/sewer demand calculations.



YEARS OF EXPERIENCE

27

SPECIALTIES

Civil/Site Design

Low Impact Design & Sustainability

Roadway & Drainage Improvements

LICENSES/REGISTRATIONS

Professional Engineer – MA (#42446)

Professional Engineer – NH (#8830)

Professional Engineer – ME (#9410)

Leadership in Energy and
Environmental Design Accredited
Professional (LEED AP)

EDUCATION

Bachelor of Science
Civil Engineering
University of New Hampshire

Leadership in Energy and
Environmental Design (LEED)
Accredited Professional

New Hampshire Subsurface Designer

PROFESSIONAL AFFILIATIONS

American Sports Builders
Association (ASBA)

New England Water Environment
Association (NEWEA)

Bradlee Mezquita is vice president with experience in civil engineering, site design, permitting and construction. He administers all aspects of development from project initiation through construction and is a strong advocate of sustainability as part of the overall design process.

Professional Experience

Civil/Site Design & Permitting

- **Northeast Rehabilitation Hospital:** Managed project and acted as lead designer for a new rehabilitation hospital in Portsmouth, NH. The project required multiple redesigns to minimize the removal of ledge and maximize the useable acreage. Stormwater is treated and detained by one of the first gravel wetlands in the state. Included construction of a new two-story, 26,175 square foot building with associated utilities, parking and landscaping on a 7.4-acre lot.
- **Wentworth by the Sea Hotel:** Functioned as the principal site designer for the restoration of the Wentworth by the Sea Hotel in New Castle, NH. The hotel was listed as one of the Americas Most Endangered Historic Places prior to the renovation. The project included a new sewer system, upgrading the town's water system and the relocation of US Route 1B.
- **Medway Retail Center:** Designed a 130,000-square foot mixed use retail center in Medway, MA. The project incorporated sustainable stormwater treatment practices, construction of more than 3,000 lineal feet of sidewalk and a public park area within the plaza.
- **University of New Hampshire:** Provided designs for numerous on-call projects with the University of New Hampshire in Durham. Projects have included a new 140-vehicle porous asphalt parking lot the Alumni Center, a new permeable paver driveway and parking lot for Hood House, as well as various walkway, drainage and landscaping improvements throughout the campus. Also included road reconstruction and reconstruction of synthetic turf at Bremner Field, and Memorial Field improvements.
- **University of New Hampshire Stadium:** Managed design services, as part of a design/build team, for the construction of a new stadium across from an existing fieldhouse with seating for approximately 10,000 spectators. Engineering services for this project included all utilities, service/emergency access, and pedestrian access associated with this new facility.
- **Great Bay Community College LID Improvements:** Designed and permitted site improvements for this community college in Portsmouth, NH. As part of the project, implemented sustainable design practices that included porous pavement and rain gardens.
- **Newmarket Elementary School:** Designed and permitted an elementary school in Newmarket, NH. The project required the widening of ½ mile of roadway that included revised signal timing and pedestrian access. Sustainable elements incorporated into the design include a stormwater wetland and multiple rain gardens.
- **Windham High School:** Designed and permitted a new \$50 million high school for the Windham, NH School District. The project required the design of a new ¾ mile roadway to access the site, including the avoidance of a historically significant bridge structure.

- **Exeter High School:** Provided site design for a new \$45 million high school for Exeter, NH. Site design included nine ball fields, a running track and an athletic stadium with synthetic turf.
- **Hooksett Middle School:** Oversaw the site design for the Hooksett Middle School in Hooksett, NH. The Middle School required road widening along NH Route 27, a water booster station, four athletic fields and parking for more than 200 vehicles.
- **Somersworth Elementary School:** Designed and permitted an elementary school in Somersworth, NH. The project required the widening of ½ mile of roadway that included revised signal timing and pedestrian access. Sustainable elements incorporated into the design include a stormwater wetland and multiple rain gardens.
- **Somersworth School District:** Provided civil engineering, permitting, and construction administration services for various schools within the Somersworth, NH School District. Projects involved stormwater management design, traffic engineering, traffic circulation, as well as pedestrian access and circulation.
- **Nashoba Valley Technical High School Athletic Fields & Track:** Prepared a feasibility study to determine the best location for a new synthetic field, track and tennis courts in Westford, MA. Based on the conclusions in the feasibility study, provided design services, permitting and construction documents for a new six-lane track, a new synthetic turf multi-purpose field interior to the proposed track, four new tennis courts, site lighting, bleachers and an area for a new practice field.
- **Stormwater Regulations:** Served as project manager for providing Low Impact Design regulations to the City of Somersworth, NH through the Piscataqua Region Estuaries Program. Performed similar role for stormwater ordinance work in New Durham, NH.
- **BJ's Wholesale Club:** Designed and permitted a BJ's Wholesale Club in Revere, MA. The project was part of a redevelopment site that was previously a salvage yard. Coordination with the MassDEP was required for impacts within the Area of Critical Environmental Concern (ACEC).
- **McGrath Park:** Served as project manager for the redesign, permitting and construction oversight of the \$1 million overhaul of McGrath Park in Salem, MA. The project included reconstruction of the stormwater drainage system, and the construction of a new parking area to increase parking capacity from 60 to 130 spaces.
- **Dartmouth Solar Energy:** Served as project manager for the new solar array on the former Dartmouth landfill in Dartmouth, MA. Working with Borrego Solar Systems, provided design of the system, as well as permitting through the Town of Dartmouth and the MassDEP. Also provided construction oversight and project closeout.
- **Supermarket Sites:** Designed and permitted several supermarket sites throughout New England. Responsible for conceptual layout, design, permitting and construction oversight.
- **Dartmouth Shaw's:** Served as the project manager for the Shaw's supermarket design, permitting, and construction administration for the Shaw's Supermarket on Route 6 in Dartmouth, MA. Worked closely with both planning and engineering staff to work through complex environmental and abutter issues.
- **Tobey Building Renovation:** Served as project manager of civil engineering services for a building renovation project in Concord, NH that included a new parking deck over a surface lot. Project included grading and utilities adjacent to area (drainage, water, sewer, and gas).
- **Anna Philbrook Improvements:** Served as project manager for civil engineering services associated with a new 160 car parking area related to the renovations to the Anna Philbrook Building in Concord, NH. The site is currently occupied by the existing retirement facility. Prepared site plan review package including site layout, landscaping, drainage improvements, and utilities for the proposed project. Following approval, preparing construction documents and providing construction administration services.



PROJECT HIGHLIGHTS

**Downtown Portsmouth
Redevelopment**

Utility Coordination

**LEED Certified Mixed-Use
Development**

Multi-Phase Project

**Engineering, Permitting and
Construction Administration
Services**

Client

City of Portsmouth/Cathartes Private Investments

Description

Portwalk, a \$120 million urban redevelopment project totaling more than 400,000 square feet, was designed to be the first LEED certified mixed-use development in the City of Portsmouth. The upscale revitalization plan was the largest downtown makeover since the urban renewal of the 1970s and returned the northern tier of the historic port city back to a pedestrian-friendly neighborhood that meshes with the personality of its community.

Originally slated to be constructed all at once, the project was later subdivided into three phases:

- Phase 1, a 98,000 square foot and five-story building, includes a 128-room LEED Silver Certified Marriot Residences Inn Hotel and a 300-seat Harbor Events Conference Center.
- Phase 2, a 52,000 square foot and five-story building, includes 36 LEED Gold Certified luxury apartments with 9,400 square feet of retail space on the first floor. In addition, a temporary 200-space surface municipal parking lot was constructed in the future location of Phase 3.
- Phase 3, a 72,000 square foot and five story building with a basement level parking garage that includes 113 luxury apartments, a 120-room Hampton Inn and Suites, and 22,000 square feet of mixed first floor commercial uses including restaurants, offices and retail stores.

To make way for this redevelopment, the four-acre Parade Mall – a 1970s style asphalt and steel relic amid the city's brick and beam 19th-century buildings– was razed. Retail shops in the brown steel building, which was flanked by parking lots, never flourished and for a long time, the property was considered an eyesore.

Description

All utilities are underground and included updated stormwater design and structures in accordance with the latest best management practices. New water and sewer services were also installed. This project required extensive coordination and multiple meetings with city staff, land use boards and abutters. Work also involved extensive coordination with utility companies, and state regulators on the installation of utilities and stormwater management.

Tighe & Bond also provided permitting and construction administration. Among our successes, we received Planning Board approval in one meeting and obtained all the original permits six months ahead of the client’s schedule.





PROJECT HIGHLIGHTS

Masterplanning

Site Design

Permitting

Construction Administration

Client

The Kane Company

Description

Tighe & Bond provided master planning for the redevelopment of Portsmouth Office Park, which was formerly known as Commerce Center. We also provided site design, local & state permitting, construction documents and construction administration for the following projects:

- **Commerce Way Roadway Improvements:** For 2,550 linear feet of roadway, Tighe & Bond performed a betterment assessment, as well as provided roadway and pedestrian upgrades to meet the city's current standards. Roadway improvements included: new pavement, pedestrian access, new roadway lighting, enhanced landscaping, public transportation, traffic safety, an improved drain system, as well as water and sewer upgrades.
- **Parking Lot Rehabilitation:** For office buildings at 135, 195 & 215 Commerce Way, Tighe & Bond provided parking lot rehabilitation services. This included new layout and paving, pedestrian access and tenant amenities improvements, stormwater management improvements, lighting, and landscaping.
- **235 Commerce Way Office Building:** For this proposed 80,000 square foot office building, we provided design and permitting services associated improvements to the parking lot, sidewalk, stormwater management with underground detention, treatment units and rain gardens, utilities, and landscaping.



PROJECT HIGHLIGHTS

Downtown Portsmouth
Redevelopment

Public Community Space

Engineering, Permitting and
Construction Administration
Services

Client

Cathartes Private Investments

Description

The AC Hotel and Community Space project is a \$20 million urban redevelopment project in the downtown Portsmouth's north end. The project is located in the City's historic district and includes an upscale 5-story, 143-room hotel with a 1st floor commercial space and dining, a 300-person meeting space on the 3rd floor overlooking the North Mill Pond and 2-story parking deck.

The site design includes wide pedestrian friendly sidewalks, urban landscaping, downtown historic lighting, bicycle storage facilities, a pocket park, low impact design stormwater measures and the replacement of a 400LF of sewer main that services the neighborhood.

A key public benefit of the project is waterfront community space along the North Mill Pond that was designed and deeded to the City of Portsmouth. This waterfront community space addressed planning items identified in the City's 2014 Pedestrian/Bicycle Plan, 2015 North End Vision Plan and 2025 Master Plan.

Tighe & Bond's services include site design, permitting and construction administration.

F. DTC Lawyers - Resumes



Offices in Exeter, Portsmouth, Meredith and Concord, NH

Donahue, Tucker & Ciandella is a full-service Law Firm offering you personalized representation, whether you are an individual, small business owner, large institutional manager or municipality. We can advise you on a wide range of issues, including general business and commercial law, land use and development matters, municipal law topics, real estate transactions and title issues, telecommunications, water, utility and internet law, employment and labor matters, family law and child custody, environmental regulation and permitting, brownfields development, State and Federal Court litigation, appeals to the New Hampshire Supreme Court and the First Circuit Court of Appeals, creditor bankruptcy representation, wills, trusts, estate planning and elder law and probate matters.

Our attorneys provide you with affordable, quality representation and personal attention to detail. Whether in our role as your general counsel or as special counsel for more limited issues, we strive to be your trusted counselor and advisor as well as your advocate throughout New Hampshire and New England.

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FAST FACTS
Company Founding
1929

Units Under Management
16,000+

States with Dolben-managed properties:
MA, ME, NH, RI, NY, MD, VA

Number of Employees
425+



The Dolben Company, Inc. was founded in 1929 to fulfill the property and investment needs of a wide array of businesses. Since then, we've evolved into a respected industry leader known for developing and managing multifamily housing with integrity and an ongoing commitment to providing honest, personal and exceptional service. Today, we are a family-owned, fourth-generation company that is proud to maintain a long list of satisfied customers.

We attribute our legacy of success to the highly talented members of our team – friendly, loyal people who are experts in their field and truly care about providing the absolute best to our clients.

To our residents, this means we are committed to creating homes and communities that instill a sense of pride. We consistently provide prompt, professional responsiveness and attention to even the smallest detail.

To our investors and clients, this means we maintain an owners' perspective and manage properties as if they were our own. We understand the goals and objectives of each asset and combine seamless, finely-tuned management expertise and business acumen with innovative solutions and a personal approach.

To our employees, this means we foster an inclusive, collaborative atmosphere that inspires ongoing education and professional growth, encourages communication and promotes a sense of ownership.

We work tirelessly to uphold these objectives – every day, with every task and at every level. The cumulative effect is a very different experience, whether you are a resident, a client, an investor or an employee.

The Difference Is Dolben.

DEVELOPMENT
MANAGEMENT
INVESTMENT

DOLBEN